



**Price**  
**£165,000**

**Leasehold**

1x  1x  1x 

**Albion Road,  
Birchington, Kent, CT7**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented throughout
- Perfect first time buy
- Allocated parking
- Pretty communal garden, which is lovingly maintained
- Situated in a very central location with shops, restaurants and the train station all nearby

## Accommodation

### FIRST FLOOR

Entrance Hallway

Bathroom

Bedroom : 12'0 x 11'2 (3.66m x 3.41m)

Lounge : 17'4 x 10'4 (5.29m x 3.15m)

Kitchen : 13'6 x 5'7 (4.12m x 1.70m)

### OUTSIDE

Allocated Parking Space

Communal Garden Area

## First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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