



**Guide Price**  
**£90,000**

**Leasehold**

1x  1x  1x 

**Taplin Court, Albion  
Road, Birchington, Kent,  
CT7**

*Wards*  
Helping you move forwards





## Main features

- Ground floor retirement flat
- Being sold with no onward chain
- Ready to move straight into
- Communal lounge and garden area
- Perfect central location just a short walk to the town and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Wet Room

Bedroom : 17'8 x 9'2 (5.39m x 2.80m)

Lounge : 23'11 x 10'10 (7.29m x 3.30m)

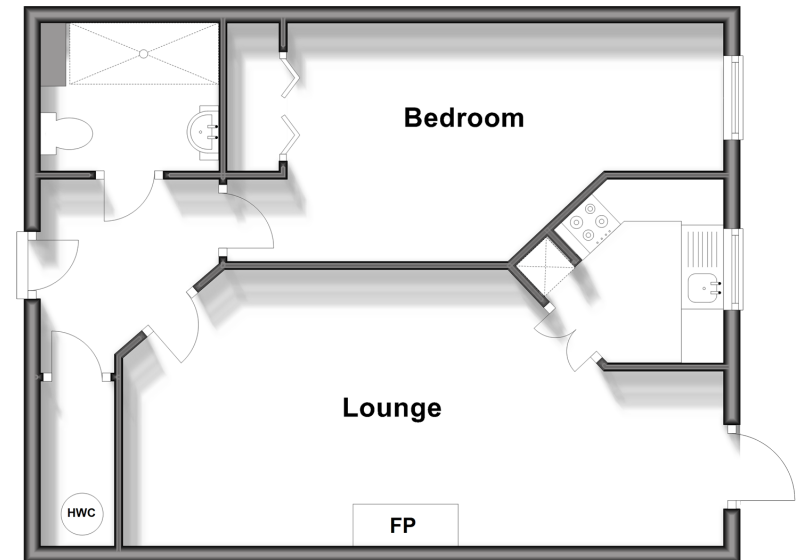
Kitchen : 8'0 x 7'7 (2.44m x 2.31m)

### OUTSIDE

Communal Garden

### Ground Floor

Approx. 50.6 sq. metres (544.1 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

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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