



## Penshaw Court, Billingham, TS23 3XB

Offered with no onward chain, this well maintained two bedroom first floor apartment in Billingham is an excellent opportunity for investors or buyers looking for their first home. Currently a successful rental property, it comprises an entrance hallway, spacious lounge, kitchen with integrated oven and hob, two bedrooms, and a bathroom with a shower over the bath. The property is warmed with gas central heating and is uPVC double glazed throughout making it a great addition to any rental portfolio.

Externally, it offers an enclosed rear garden and ample parking space in the communal parking areas.

Billingham is undergoing continued regeneration and offers excellent local amenities, including shops, a theatre, and strong transport links to Stockton and Middlesbrough via the A19, making it ideal for commuters.

£85,000



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## LOUNGE

10'9" x 14'6" (3.28m x 4.42m)

## KITCHEN

8'9" x 7'10" (2.67m x 2.39m)

## BEDROOM ONE

12'6" x 10'2" (3.81m x 3.10m)

## BEDROOM TWO

10'0" x 8'10" (3.05m x 2.69m)

## BATHROOM

5'5" x 6'3" (1.65m x 1.91m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

## LEASEHOLD INFORMATION

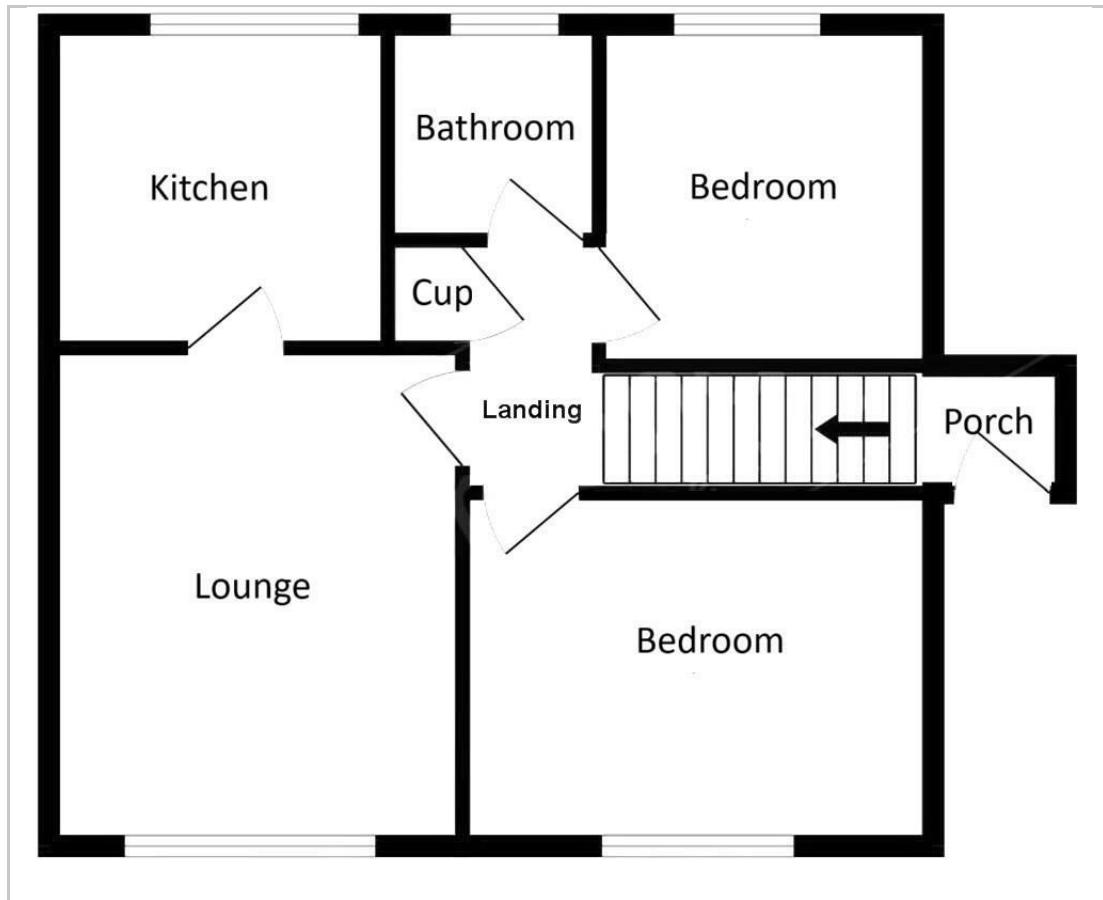
YEARS REMAINING: 136 YEARS

ANNUAL GROUND RENT: £60.00

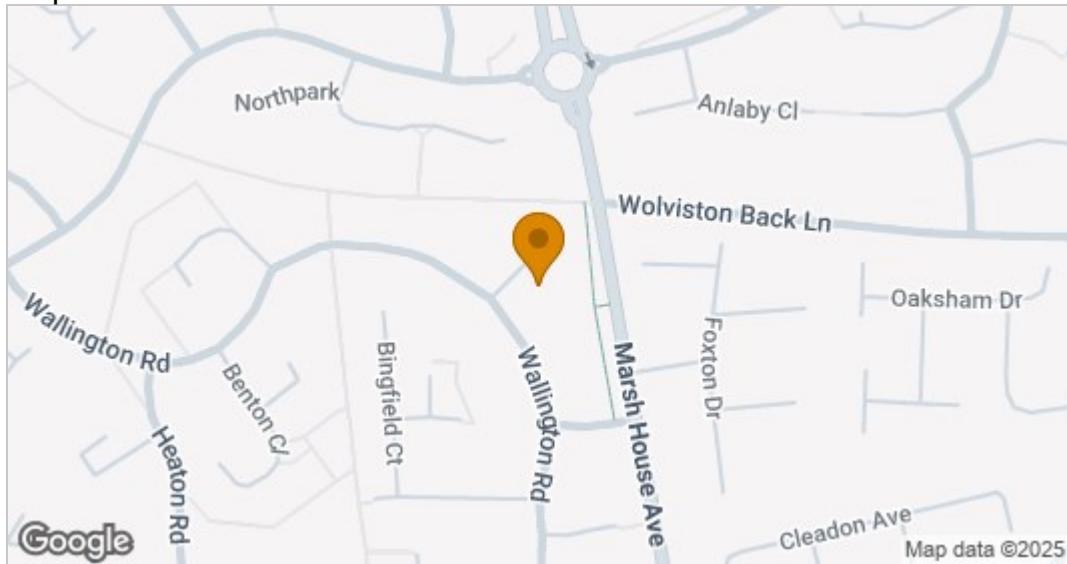




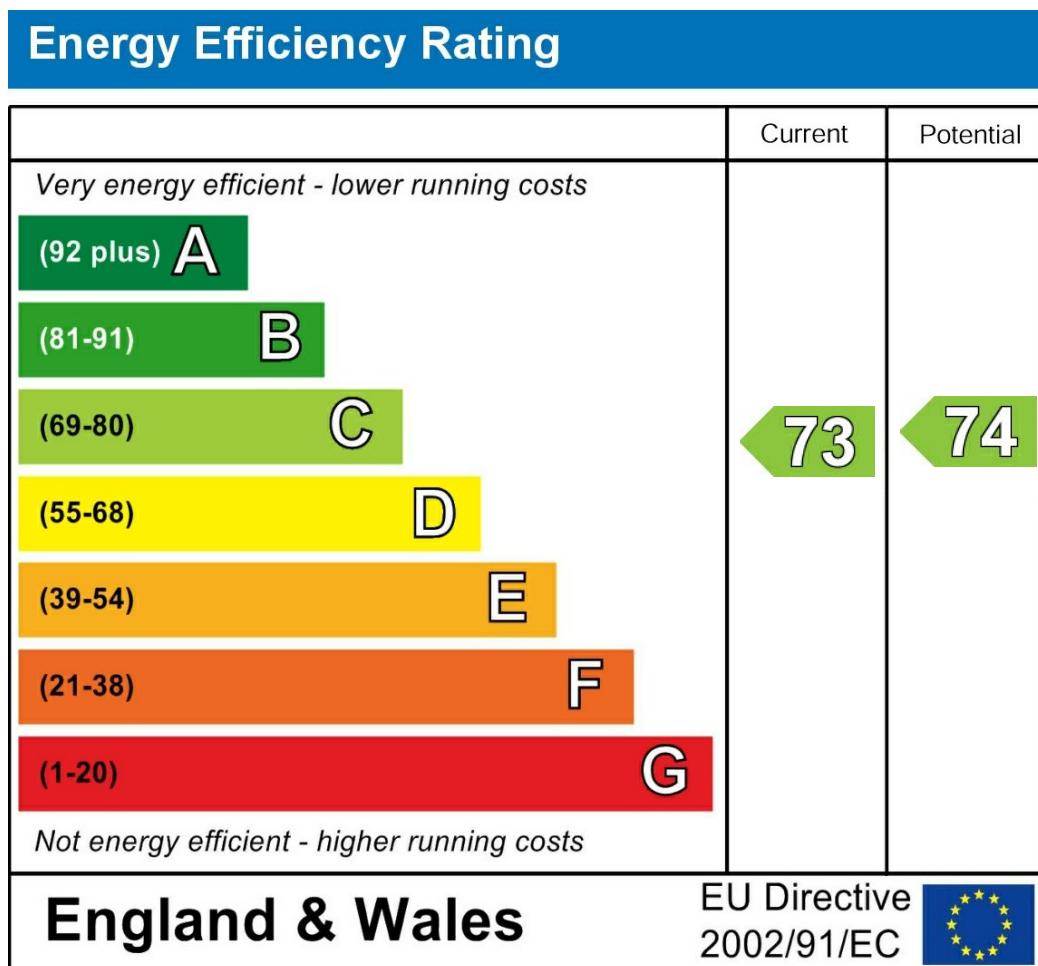
Floor Plan



## Map



## EPC graph



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.