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estate agents

Kennedy Gardens
Billingham

£70,000

ENERGY RATING: C-71

A spacious two double bedroom, ground floor flat in this popular development in Billingham town centre, ideally located close to all local amenities. Modernised and secure entrance lobby with entry-phone system and lifts. The property comprises; entrance hall, 16 ft. lounge, kitchen/diner, two double bedrooms, bathroom, separate WC and a large storage room. There is secure parking with these apartments. No Forward Chain. Energy Rating: C-71. Council Tax Band: A (£1,660.58).

• Spacious Ground Floor Flat • Two Double Bedrooms • 16 ft. Lounge & Kitchen/Diner • Secure Parking • Very Popular Development

Communal Entrance Lobby

Secure entry, stairs & lifts to all floors.

Entrance Hall

Solid entrance door, three stairs to hallway, storage & airing cupboards, dado rail, coving and a radiator.

Lounge

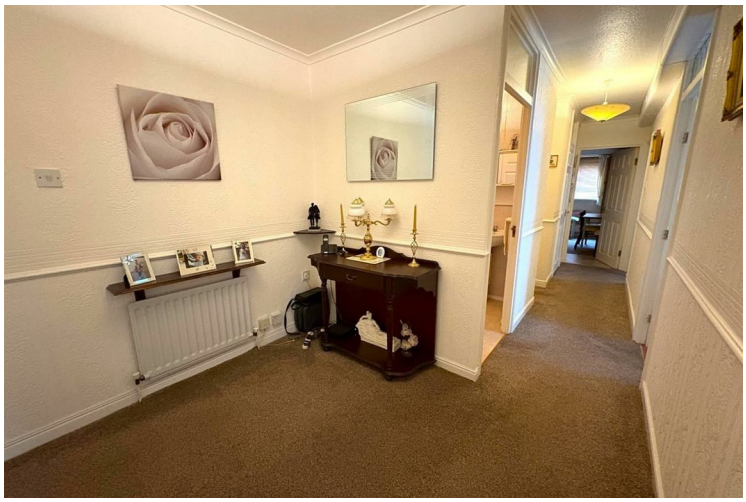
3.39m x 4.88m (11'1" x 16'0")

Front & side aspect UPVC double glazed windows, feature electric fire with marble effect surround & hearth, coving and a radiator.

Kitchen/Diner

2.51m x 4.09m (8'2" x 13'5")

Side aspect UPVC double glazed window, a range of base & wall units with rolled work surfaces & tiled splash backs incorporating 1½ bowl stainless steel sink & mixer tap and electric hob with oven below & extractor hood over. Washing machine, fridge, coving, extractor fan and a wall light.



Bedroom One

3.39m x 2.95m (11'1" x 9'8")

Front aspect UPVC double glazed window, built-in wardrobe, coving and a radiator.

Bedroom Two

3.39m x 2.77m (11'1" x 9'1")

Front aspect UPVC double glazed window, coving and a radiator.

Bathroom

Panel enclosed bath with electric shower over, pedestal wash basin, fully tiled walls, extractor fan and a radiator.

Separate/WC

Low level WC.

Storage Room

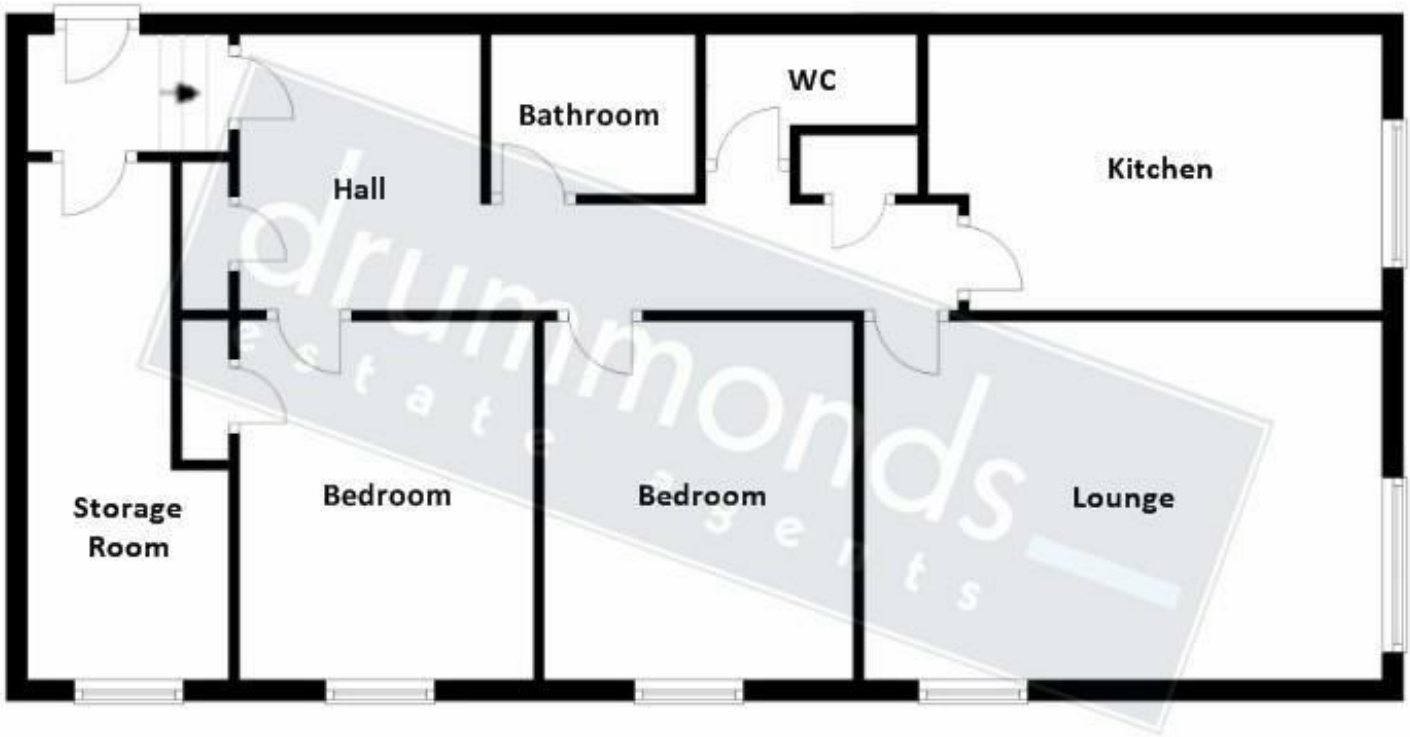
4.90m x 1.92m (16'0" x 6'3")

Front aspect UPVC double glazed window.

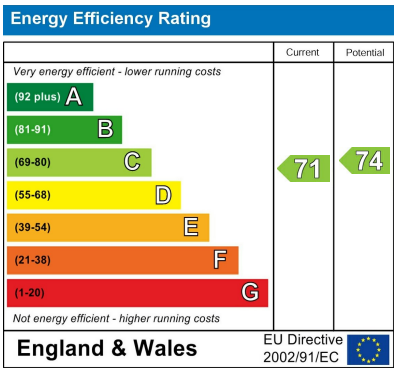
** NOTES **

Leasehold flat. 99 years remaining on the lease. Service charge for 2024/25 was £1,724.51 which included buildings insurance. Management charge is £176.81-Total Leasehold Charges are £1901.32

• Close to Town Centre & Amenities • Energy Rating: C-71 • Council Tax Band: B (£1,937.35)



Measurements are approximate. Not to scale. For illustrative purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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