



G.R.
Estates
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74 Kennedy Gardens, Billingham, TS23 3RG

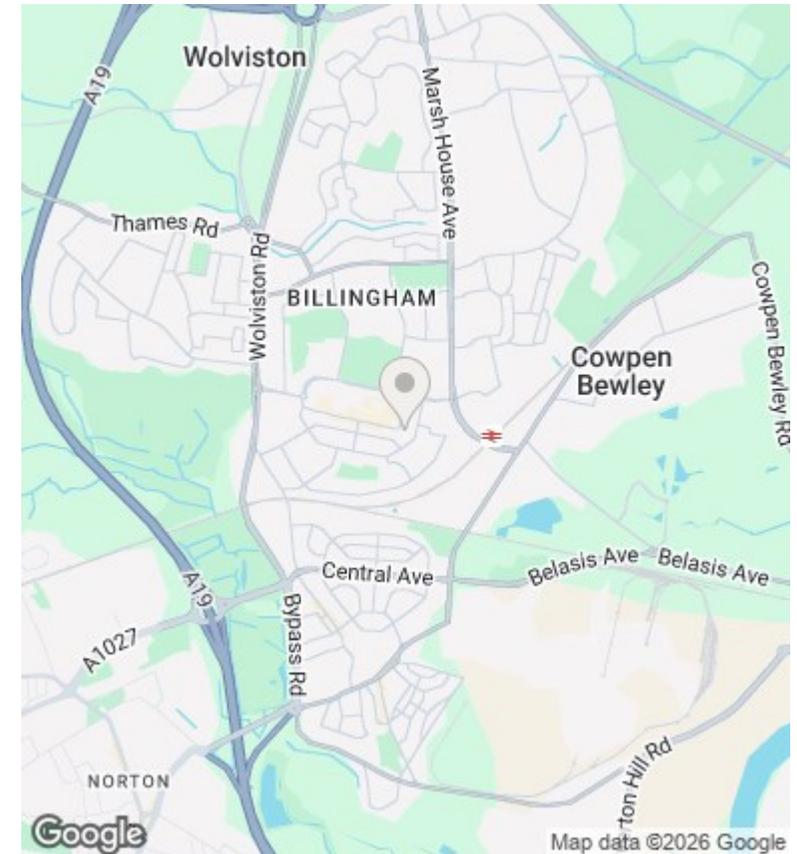
£60,000

- Prime Billingham Location Within Easy Reach Of The Town Centre, Billingham Forum, And A Wide Range Of Local Amenities
- Shower Room Plus Separate W C A Practical Layout Ideal For Everyday Living
- Leasehold Tenth-Floor Flat With Approximately 99 Years Remaining On A 125-Year Lease. Originally Purchased Under Right To Buy, With Low Ground Rent Of £10 Per Year
- Bright Lounge With Floor To Ceiling Window Flooded With Natural Light And Featuring A Door Opening Onto A Private Balcony With Fantastic Open Views
- Excellent Storage Throughout Including Multiple Built In Cupboards To Keep Living Space Clutter Free
- Two Well Proportioned Bedrooms Offering Flexible Space For Sleeping, Working From Home, Or Guests
- Upper Floor Position With Lift Access And Secure Parking Offered With No Onward Chain And Priced To Reflect The Full Renovation Required

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	