



# Kennedy Gardens

Billingham



Guide Price £70,000



## 72 Kennedy Gardens

### Billingham

Situated in a prime location, this spacious two-bedroom upper floor flat presents the perfect opportunity for first-time buyers or those looking to downsize. With no onward chain to worry about, this property offers convenient lift access and a secure car park, making it both practical and secure. Boasting a fantastic position close to the town centre, bus stops, and a range of other amenities, this flat caters to a modern lifestyle with ease. The accommodation comprises an entrance hall, a bright lounge with a balcony, a well-equipped kitchen, a bathroom, a separate WC, and two generously sized bedrooms.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC



**Entrance Hall**

**Lounge**

18' 1" x 15' 6" (5.50m x 4.72m)

**Kitchen**

8' 3" x 12' 0" (2.51m x 3.65m)

**Wc**

3' 10" x 4' 11" (1.16m x 1.49m)

**Bathroom**

5' 0" x 5' 5" (1.52m x 1.66m)

**Bedroom One**

13' 4" x 8' 11" (4.06m x 2.73m)

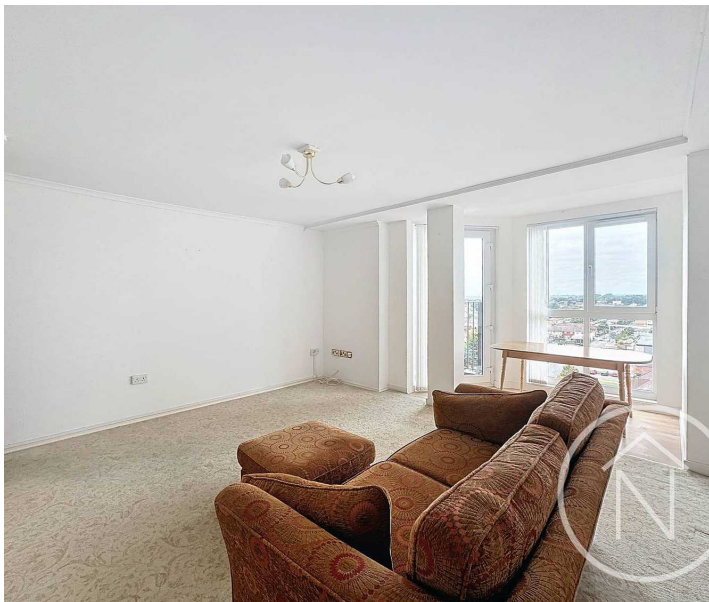
**Bedroom Two**

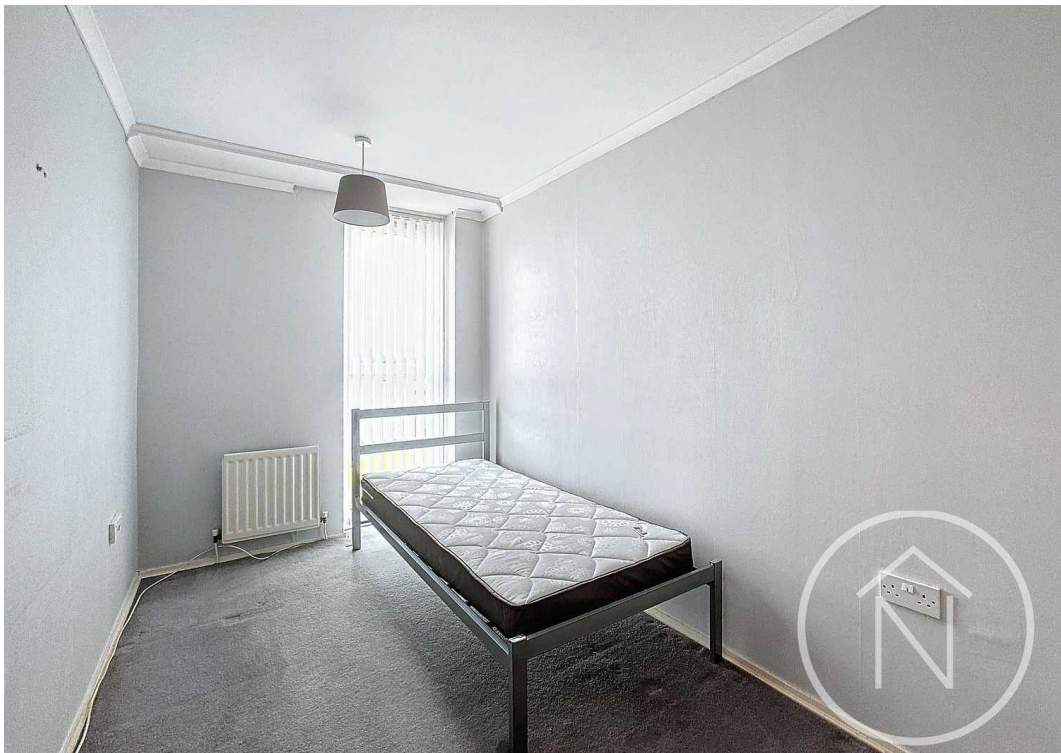
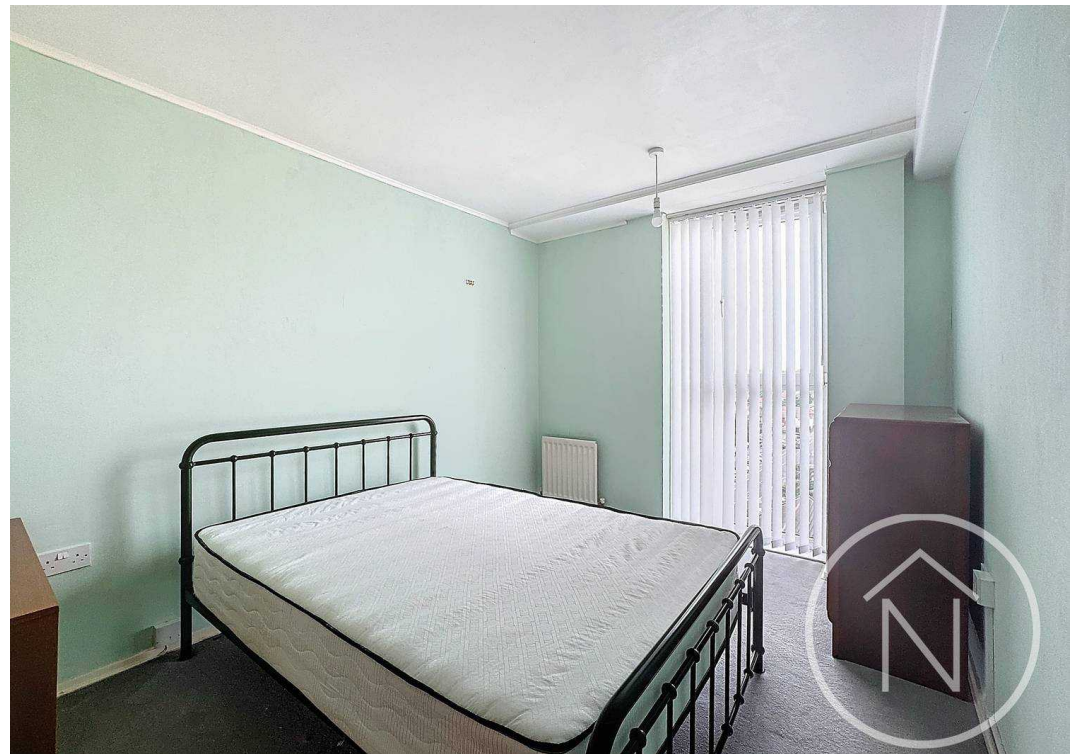
13' 5" x 7' 0" (4.09m x 2.13m)

**Balcony**

**Allocated parking**

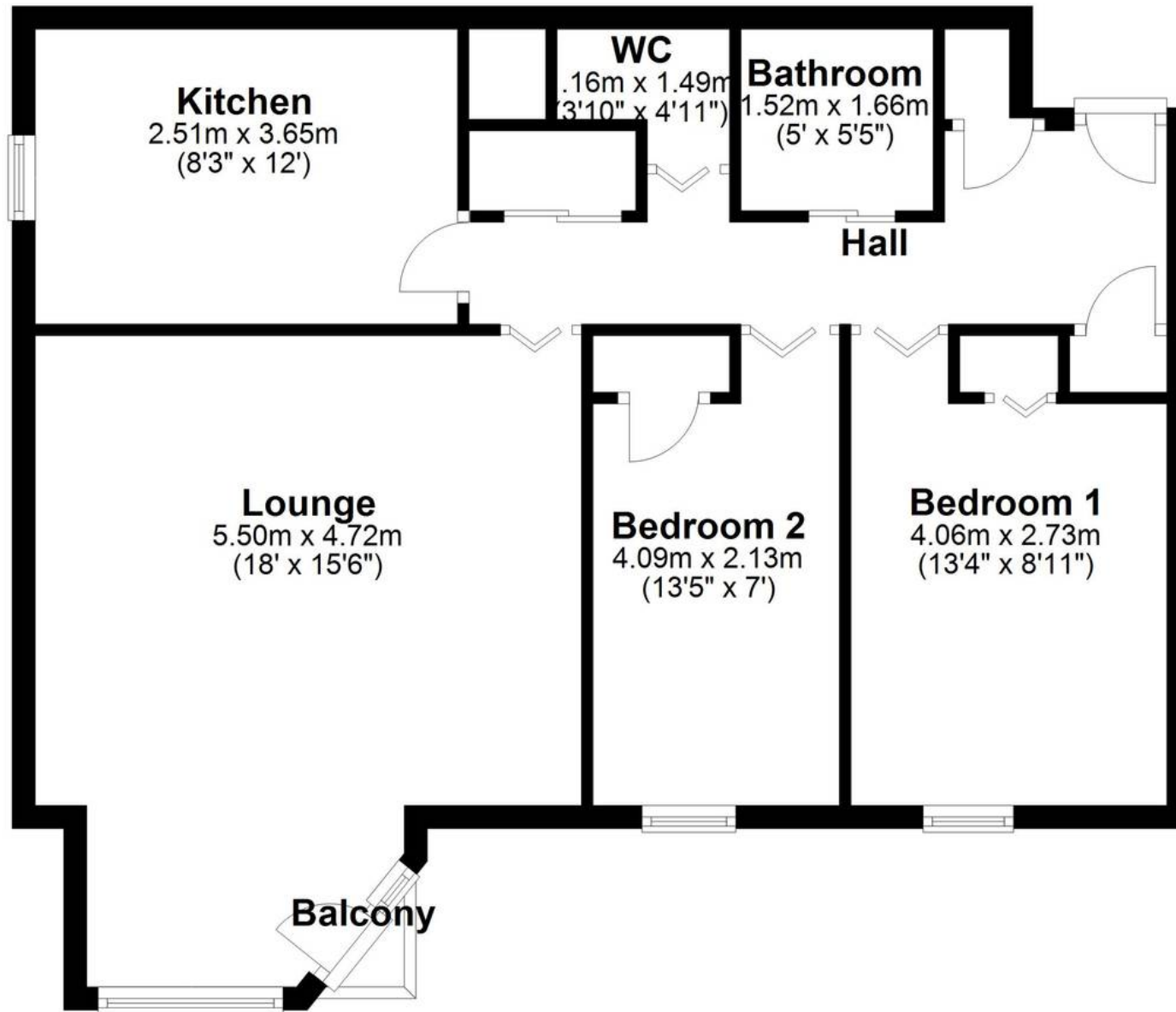
1 Parking Space





# Ninth Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.