



**Kennedy Gardens, Billingham TS23 3RQ**

**welcome to**

## **Kennedy Gardens, Billingham**

Ideally situated within easy reach of the town centre, local amenities, schools and transport links. This two bedroom, third floor apartment offers a fantastic opportunity for a wide range of buyers.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Laminate flooring, three built in storage cupboards one housing water tank, doors to all rooms.

### **Lounge**

15' 4" (not inc bay) x 13' 3" ( 4.67m (not inc bay) x 4.04m )  
Double glazed bay window to rear, double glazed door to small balcony, radiator.



### **Kitchen**

11' 11" x 8' 4" ( 3.63m x 2.54m )  
Wall and base units and contrasting working surfaces, part tiled walls, 1 1/2 sink and draining board with mixer tap, built in electric oven and electric hob, plumbing for washing machine, space for fridge/freezer and small breakfasting table, double glazed window to side.

### **Bedroom 1**

13' x 9' 1" ( 3.96m x 2.77m )  
Double glazed window to rear, built in storage cupboard.

### **Bedroom 2**

13' 3" (max) x 6' 10" ( 4.04m (max) x 2.08m )  
Double glazed window to rear, radiator, built in storage cupboard.

### **Shower Room**

Shower cubicle, wash hand basin and mixer tap on vanity unit, chrome heated towel rail, part tiled walls, panelled ceiling, extractor fan.

### **Separate Wc**

Low level low flush WC.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AMAZING INVESTMENT
- IDEALLY SITUATED WITHIN THE CITY CENTRE

Tenure: Leasehold EPC Rating: C

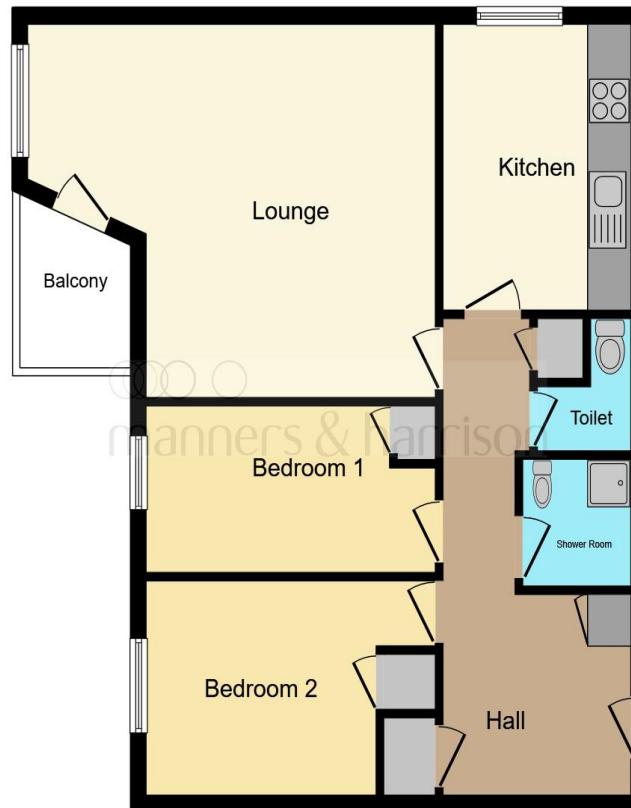
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£44,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:

BIL109282 - 0017

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