drummonds
estate agents



Kennedy Gardens

Billingham

£61,495

ENERGY RATING: C-77

Ideally located in Billingham town centre, close to all amenities and shops, we are delighted to offer this spacious three bedroom, third floor flat in the popular Kennedy Gardens development. There is a bright, airy and secure entrance lobby with entry-phone system and lifts. The property itself comprises; entrance hall, 20 ft. lounge with balcony, kitchen/diner, three bedrooms with built-in wardrobes, bathroom and a separate WC. There is secure residents parking with these apartments. No Onward Chain. Energy Rating: C-77. Council Tax Band: A (£1,740.93).





• Spacious Third Floor Flat • Three Bedrooms • 20 ft. Lounge with Balcony • Popular Secure Development • Close to Town Centre & Amenities • No Onward Chain • Energy Rating: C-77 • Council Tax Band: A (£1,740.93)

Communal Entrance Lobby

Secure entry, stairs & lifts to all floors.

Entrance Hall

Composite entrance door, large storage cupboard, airing cupboard and a radiator.

Lounge

3.36m x 6.30m (11'0" x 20'8")

Side aspect full length UPVC double glazed window & door opening onto the balcony, and a radiator.

Kitchen/Diner

2.52m x 4.08m (8'3" x 13'4")

Side aspect UPVC double glazed window, a range of modern wood effect base & wall units with rolled work surfaces & matching upstand incorporating a stainless steel sink & mixer tap. Electric cooker, washing machine, fridge, and a radiator.

Bedroom One

3.57m x 2.79m (11'8" x 9'1")

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

Bedroom Two

3.36m x 2.77m (11'0" x 9'1")

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

Bedroom Three

4.18m x 2.13m (13'8" x 6'11")

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

Bathroom

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

Separate/WC

Low level WC.

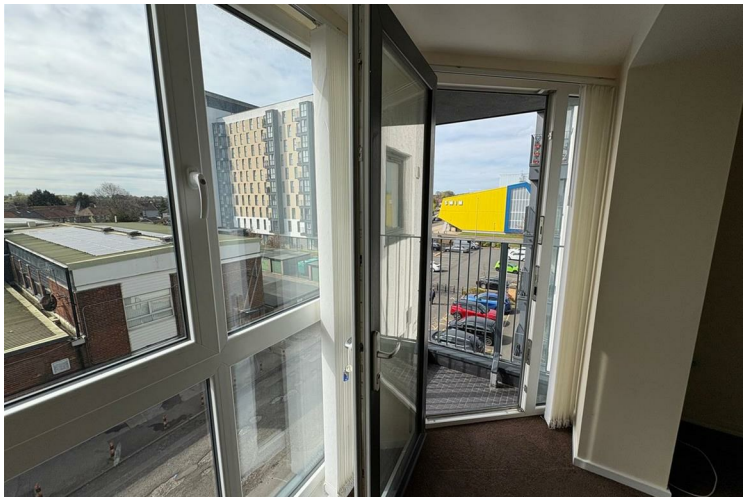
** NOTES **

Leasehold flat. 101 years remaining on the lease. Service/maintenance charges, ground rent & insurance are approx. £2,120 / year.











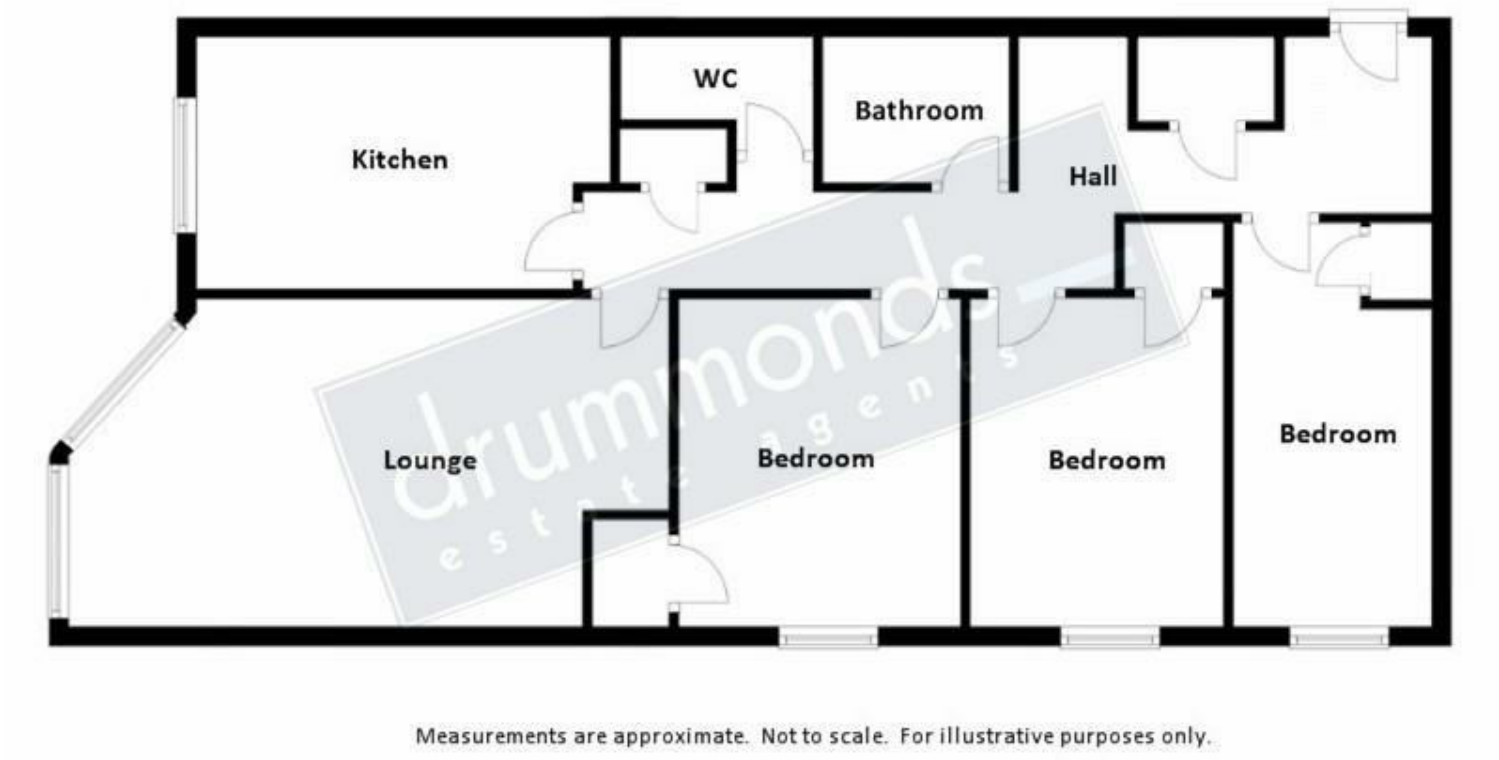








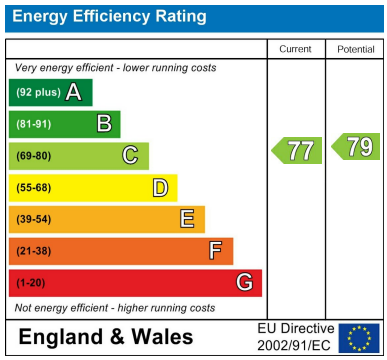




Measurements are approximate. Not to scale. For illustrative purposes only.







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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