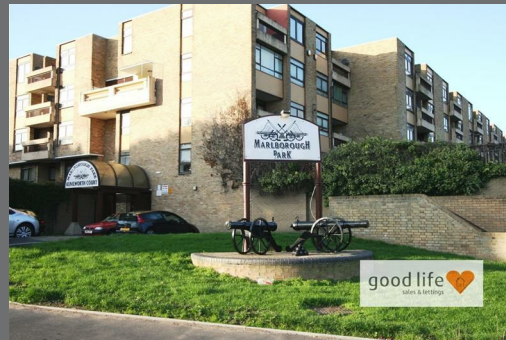


Kenilworth Court
Washington
NE37 3EG



Kenilworth Court

£35,000

INTRODUCTION

A very pleasant 1 bed fully furnished second floor flat (no lift) within the nicer well maintained block of apartments in landscaped grounds. This particular flat has lovely balconies to the front and rear, positioned to make the most of the sun and suitable for a table and chairs. Positioned just off the Washington highway and just a short walk to bus stops, this is a perfect low-cost flat with NO ONWARD CHAIN! Viewing arrangements can be made by contacting our local office.

ENTRANCE LOBBY

Entrance via secure front door. Carpeted stairs leading down to main hallway.

MAIN HALLWAY

Carpeted stairs leading back up to front door, door leading into lounge, door leading to bathroom, door leading to under stairs cupboard, which has useful storage space, door leading to kitchen.

KITCHEN

Vinyl flooring, double convector radiator, wooden framed single-glazed window, door leading out on to covered balcony with pleasant views of the gardens. Kitchen units comprising of; wall and floor units in a Formica style with white and grey finish, built-in integrated tall fridge/freezer, under bench washing machine, integrated electric oven and 4 ring gas hob. Stainless steel sink with single bowl, single drainer and matching Mono-bloc tap, wall mounted gas central heating boiler.

BATHROOM

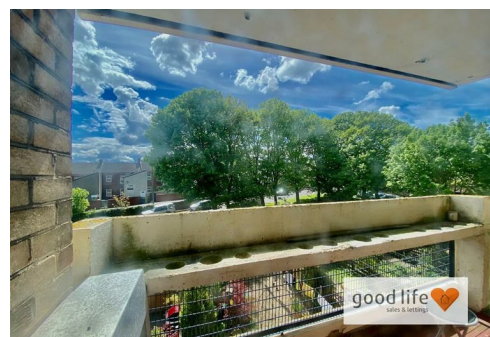
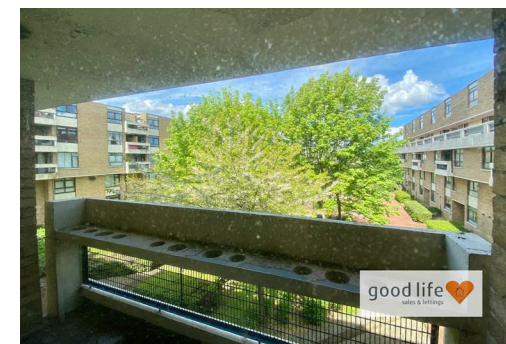
White bathroom suite comprising of; sink built within a white vanity unit, bidet, white toilet with low level cistern, corner shower with electric shower unit, tiled flooring.

LOUNGE

Carpet flooring, feature fire surround with tiled back and hearth and electric bar fire, wooden framed single-glazed window, wooden framed single-glazed door which leads out on to another closed in balcony area. Double convector radiator, door leading to bedroom.

BEDROOM

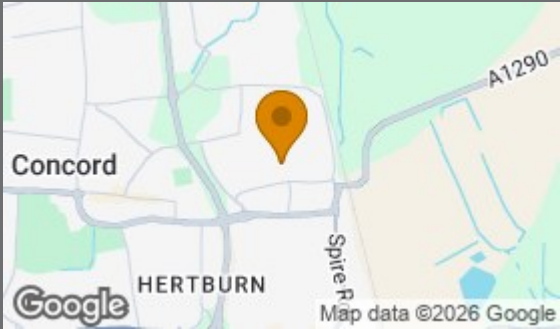
Carpet flooring, part wooden framed and part metal framed single-glazed window, double convector radiator. Double wardrobes with built-in vanity unit.



Local Authority
Sunderland

Council Tax Band
A

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



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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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sales & lettings