



**Kenilworth Court
Washington
Tyne and Wear
NE37 3EG**

Offers in Excess of £27,500

bettermove

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Washington

Bettermove are proud to present this 1 bedroom second floor apartment in Washington. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space available for purchase.

The council tax band is A.

This is a leasehold property with 85 years remaining on the lease; the ground rent is £10 (peppercorn) per year and the service charge is £596 every 6 months.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area, bathroom, bedroom and 2 balcony's on the ground floor.

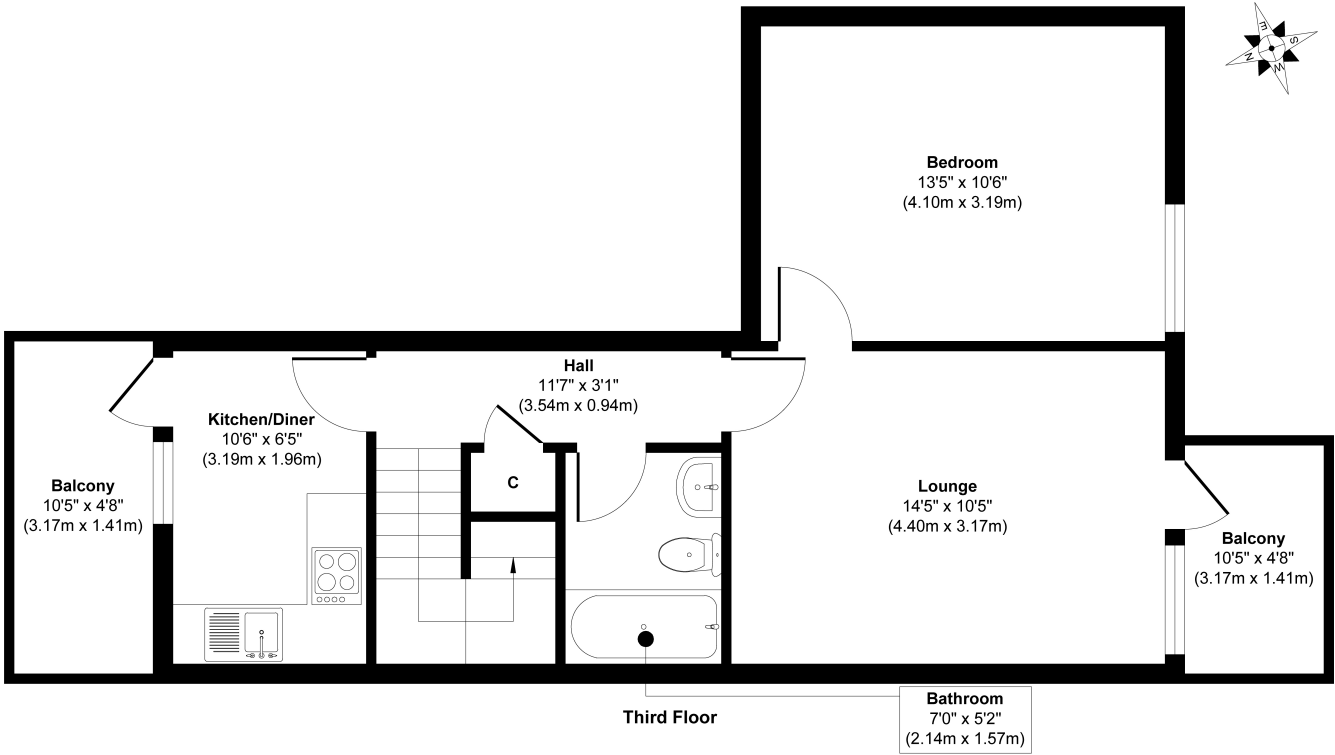
Located in the popular town of Washington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A194 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.





Approx. Gross Internal Floor Area 488 sq. ft / 45.37 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk