



Attention Rental Investors!! 8% gross yield.

A superbly well presented one bedroom ground floor flat. This property briefly comprises of entrance hallway, lounge, kitchen, one bedroom and bathroom/WC. The property benefits from gas central heating, uPVC double glazing in addition to its own rear garden and allocated parking space. In our opinion, viewing is highly recommended of this property which is situated in this popular location of North Billingham. Tenant in situ currently paying £550 per calendar month.

Northpark, Billingham, TS23 3SU
1 Bed - Flat - Purpose Built
£82,500
EPC Rating: C
Council Tax Band: A
Tenure: Leasehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Northpark, Billingham, TS23 3SU



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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		