



16 Corn Exchange

Berwick upon Tweed, Northumberland, TD15 1EA

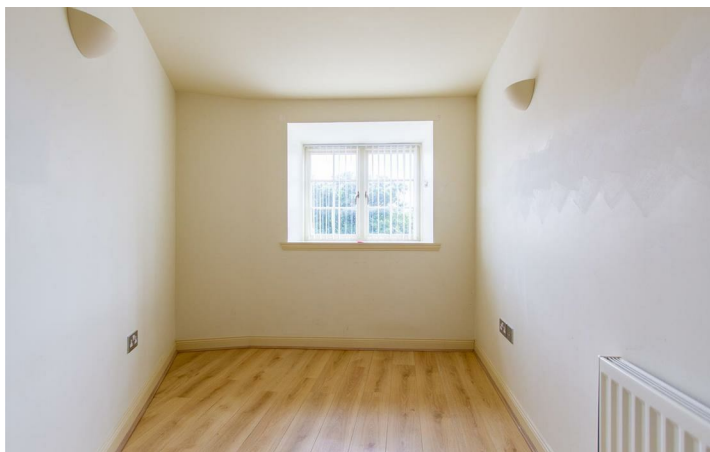
O.I.R.O £94,950

****NO CHAIN****

Situated in a central position within the desirable Corn Exchange development, we are pleased to bring to the market this well proportioned two bedroom second floor apartment, which would make an ideal home for a first time buyer, or as an investment property. The Corn Exchange is within easy walking distance to all the shopping and facilities within the centre of Berwick-upon-Tweed, as well as access onto the historic town walls.

The apartment is entered through a well maintained communal hall with a door entry phone, the property has a vestibule and a hall, an open plan living room/kitchen, which has an excellent range of units with integrated appliances, two generous bedrooms and a modern bathroom. The property has double glazing and gas central heating.

Viewing is recommended.



Vestibule

3'3 x 3' (0.99m x 0.91m)

With a cupboard housing the electric metres and a door to the entrance hall

Entrance Hall

Window to the front, a door entry phone , two wall lights and a central heating radiator. Two power points

Kitchen/Living Room

15'9 x 11'8 (4.80m x 3.56m)

Fitted with a range of light oak wall and floor kitchen units, with marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and automatic washing machine. Window to the front, a central heating radiator, a television point and two wall lights.

Bedroom 1

10'7 x 10'6 (3.23m x 3.20m)

A double bedroom with a double window to the rear and a central heating radiator. Two wall lights, a television point, a telephone point and six power points.

Bedroom 2

12'5 x 8'8 (3.78m x 2.64m)

A double bedroom with a double window to the rear, a central heating radiator and two wall lights. Six power points and a television point.

Bathroom

5'7 x 7'3 (1.70m x 2.21m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a wash hand basin and a toilet. Heated towel rail, an extractor fan and recessed ceiling spotlights.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Leasehold with 982 years remaining

Council tax band B.

EPC C (76)

Price Offers Over £99,950

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

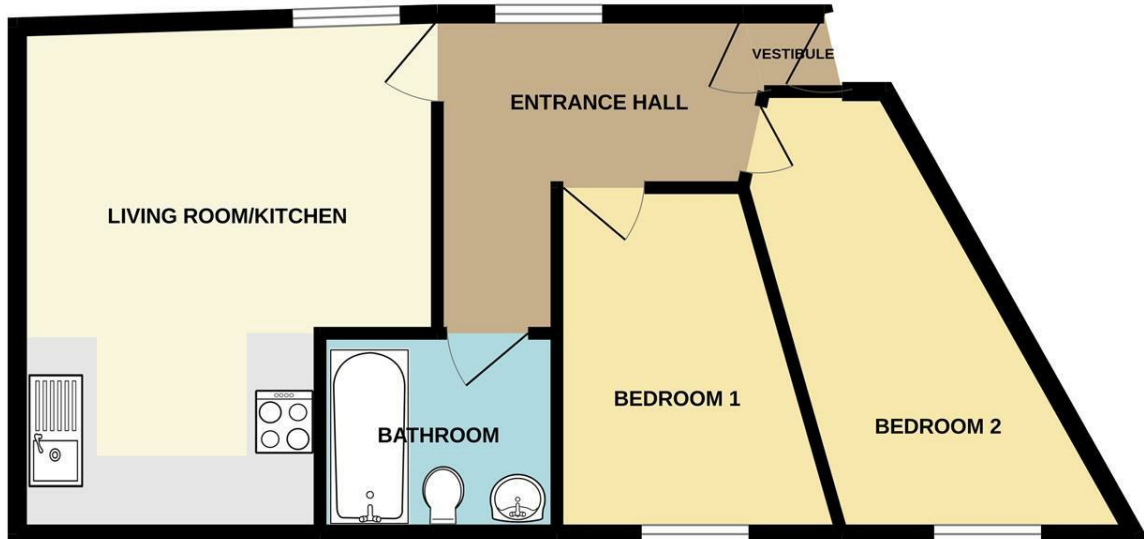
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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