22 Corn Exchange

Berwick-upon-Tweed, Northumberland, TD15 1EA

Offers In The Region Of £115,000

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Set in a central position within this popular Northumberland town, this spacious two bedroom second floor apartment enjoys easy walking access to local shops, cafés and scenic walks along the historic town walls. The apartment forms part of the sought after Corn Exchange development and offers comfortable, modern living with the benefit of double glazing and gas central heating.

Accessed via a secure entry system and an attractive circular courtyard, the apartment opens into a generous open plan living and kitchen space. The kitchen is fitted with modern cream units with integrated appliances, while the living area provides plenty of room to relax, entertain or work from home. Both bedrooms are well proportioned, and the property is completed by a modern shower room.

Well suited to first time buyers, those looking for a convenient weekend base, or an investment opportunity, this apartment offers low maintenance living in a central and well connected location. Viewing is recommended, contact our Berwick-upon-Tweed office to arrange an appointment.

Communal Hall

Door entry phone at the main door, which gives access to the communal staircase to the apartment.

Entrance Hall

3'9 x 3'7 (1.14m x 1.09m)

With a cloaks hanging area and a cupboard housing electric meters. Door to the living room/kitchen.

Living Room/Kitchen

24'3 x 14'9 (7.39m x 4.50m)

A spacious open plan room incorporating a well appointed kitchen which is fitted with cream wall and floor units, complemented by granite effect worktop surfaces and a breakfast bar. The kitchen has a four ring ceramic hob with a cooker hood above, a built-in oven and a one and a half bowl stainless steel sink with drainer positioned beneath one of three windows overlooking the courtyard. Integrated dish washing machine, fridge and freezer and plumbing for an automatic washing machine. Cupboard housing the central heating boiler. The living room area offers ample space for furniture and benefits from four wall lights, two central heating radiators and a door entry phone. Twelve power points.

Internal Hall

With three wall lights, a central heating radiator, two power points and a fire door.

Bedroom 1

11'x12'4 (3.35mx3.76m)

A double bedroom with a double and single window overlooking the courtyard. Central heating radiator and two wall lights. Four power points

Bedroom 2

6'9 x 11'6 (2.06m x 3.51m)

Another double bedroom with a window overlooking the courtyard, a central heating radiator, two wall lights and four power points.

Shower Room

6'9 x 11'6 (2.06m x 3.51m)

Fitted with a walk-in shower with a curtain, a toilet and a wash hand basin. Heated towel rail and recessed ceiling spotlights.

General Information

All fitted floor coverings are included in the sale.
Full gas central heating.
Full double glazing.
Council tax band B.
Tenure-Leasehold. Lease tern 978 years, expires 01/01/3004.

Agency Details

OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 1.00 pm
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.

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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