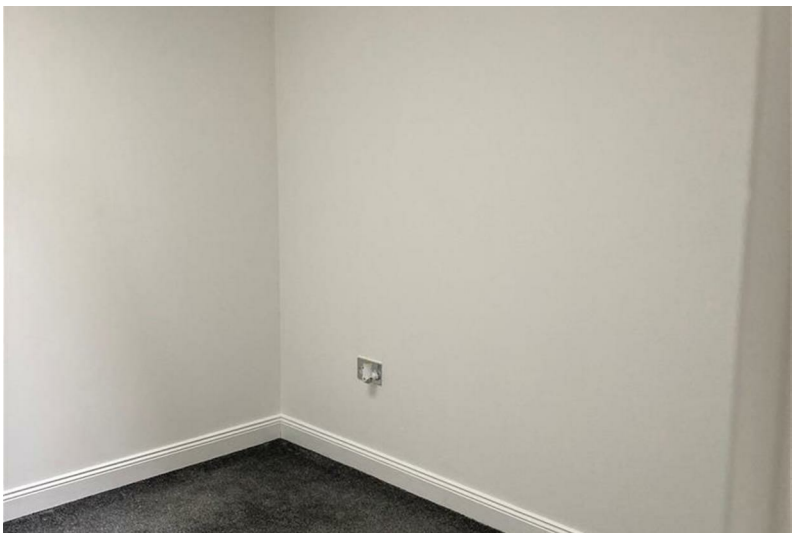






1-3 West Street

Berwick-Upon-Tweed, TD15 1AS

Offers Over £39,950

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aitchisons property centre

Conveniently located in a central position within walking distance to all the facilities within the town, this immaculate one bedroom second floor apartment would make an ideal home for a single professional. The apartment has the benefits of a door entry phone, Velux double glazed windows, gas central heating and immaculate accommodation throughout. The interior of the property comprises of an open plan living room/kitchen with modern cream units with appliances, a double bedroom and a bathroom.





Communal Hall
Entrance door giving access to the communal hall with a door entry phone. Stairs to the second floor level where the apartment is located.

Entrance Hall
6'4 x 4'3 (1.93m x 1.30m)
Recessed ceiling spotlights, a central heating radiator and a door entry phone.

Kitchen/Living Room
13'5 x 8'7 (4.09m x 2.62m)
Fitted with modern cream wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Integrated fridge, freezer and automatic washing machine and a built-in oven, four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler. Stainless steel sink and drainer, a central heating radiator and two velux windows. Television point, a telephone point and eight power points.

Bedroom
7'4 x 10'9 (2.24m x 3.28m)
A double bedroom with a velux window and a central heating radiator. Six power points, a television point and a telephone point.

Bathroom
5'7 x 6'9 (1.70m x 2.06m)
Fitted with a white three-piece suite which includes a bath with a shower and curtain above, a toilet and a wash hand basin with a mirror above. Built-in storage cupboard housing the electric meters. Recessed ceiling spotlights and a velux window.

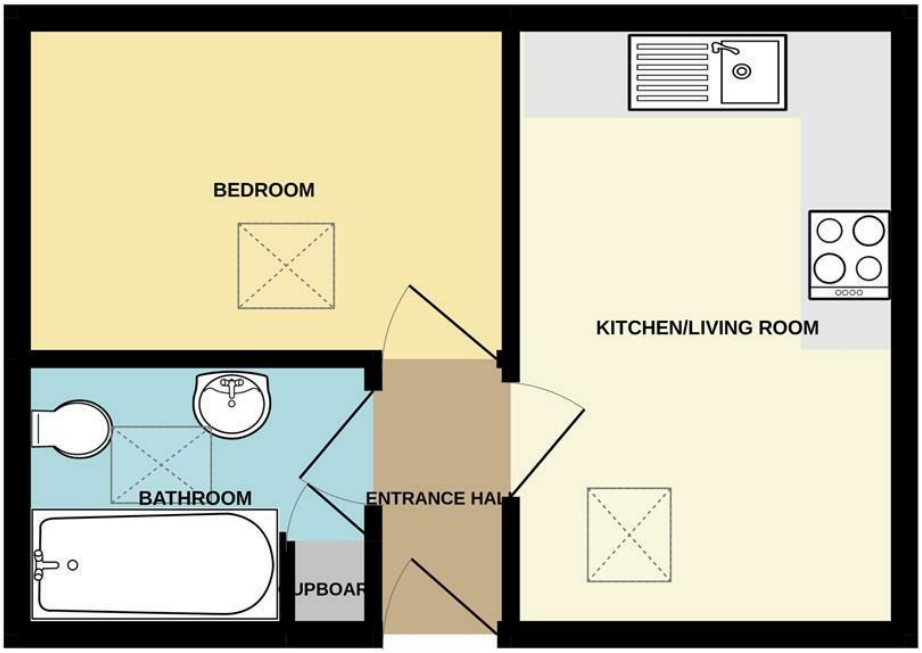
General Information
Full double glazing.
Full gas central heating.
All mains services are connected.
EPC Rating C (79)
Council Tax Band A.
A service charge of circa £200 is payable each month.

Agency Notes
OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday - By Appointment

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

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

GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 260 sq.ft. (24.1 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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