



# 15 The Old Corn Exchange Sandgate

Berwick-upon-Tweed, Northumberland, TD15 1EA

Offers In The Region Of £115,000

An excellent opportunity to purchase this well presented two bedroom second floor apartment, which forms part of the exclusive Old Corn Exchange, conveniently located in a central position in Berwick-upon-Tweed, within easy walking distance to shops, restaurants, the railway station and lovely walks along the historic town walls.

The property has a communal door through the inner courtyard, with stairs leading to the apartment on the second floor level. The accommodation comprises of a vestibule, an entrance hall with two useful storage cupboards, an open plan living room/kitchen with an excellent range of units with integrated appliances and ample space for living room furniture. There is a modern bathroom and two generous double bedrooms, the main bedroom has a fitted wardrobe.

The apartment has the benefits of full double glazing, gas central heating and a door entry phone. The owner has the use of the communal courtyard.

Viewing is recommended.



## Vestibule

4'2 x 5'5 (1.27m x 1.65m)

Built-in cupboard housing the electric meters and a wall light.

## Entrance Hall

Giving access to all the rooms in the apartment, which contains a built-in cupboard housing the central heating boiler and a storage cupboard. Central heating radiator, two wall lights and two power points.

## Living Room/Kitchen

16'1 x 13'6 (4.90m x 4.11m)

Fitted with an excellent range of cream wall and floor kitchen units with under unit lighting, a glass display cabinet and granite effect worktop surfaces with a tiled splash back and incorporates a breakfast bar. Integrated fridge, freezer and automatic washing machine. Built-in oven, four ring ceramic hob with a cooker hood above. Double window to the courtyard, three wall lights, a central heating radiator and eleven power points.

## Bedroom 1

9' x 14'5 (2.74m x 4.39m)

A double bedroom with a built-in double wardrobe, two wall lights and a central heating radiator. Television point, a telephone point and six power points.

## Bedroom 2

9' x 10'4 (2.74m x 3.15m)

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

## Bathroom

5'4 x 7'3 (1.63m x 2.21m)

Fitted with a modern white three piece suite which includes a bath with a shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a towel rail to the side. Heated towel rail and recessed ceiling spotlights.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band B.

EPC: C (79)

Tenure-Leasehold expiry date 01/01/3004. Term remaining- 979 years.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

## 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.





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