# 20 Corn Exchange

Sandgate, Berwick-upon-Tweed, TD15 1EA

## Offers In The Region Of £120,000

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We are delighted to offer for sale this spacious two bedroom first floor apartment, superbly positioned in the heart of Berwick-upon-Tweed, within easy walking distance of the town's shops, restaurants, cafés, railway station and the historic Elizabethan town walls.

Forming part of the highly sought after Corn Exchange scheme, the property has been well maintained throughout and benefits from full double glazing and gas central heating, ensuring comfort and efficiency all year round.

Accessed via the attractive circular inner courtyard, the communal staircase is protected by a secure door entry phone system. The accommodation comprises a vestibule with a useful storage cupboard and an entrance hall leading to a generous living room/dining area featuring double French doors opening onto a Juliet balcony, allowing plenty of natural light. The well appointed kitchen is fitted with a range of beech units with integrated appliances. There is a modern bathroom and two double bedrooms, both of which benefit from fitted wardrobes offering excellent storage space.
This property would make an ideal purchase for a first time buyer, a retired person seeking convenience and accessibility, or as an investment opportunity in a prime central location.

Early viewing is highly recommended.

## Communal Hall

Entrance door with a entry phone giving access to the communal hall, which has stairs to the upper floors which leads to the apartment.

## Vestibule

3'5 x 3'3 (1.04m x 0.99m)

With a built-in storage cupboard and a cloaks hanging area.

## Entrance Hall

3'4 x 25' (1.02m x 7.62m)

Central heating radiator with a heater cover, two wall lights and two power points.

## Living Room/Dining Area

16'9 x 13'8 (5.11m x 4.17m)

A good sized reception room with double French doors onto a Juliet balcony overlooking the courtyard. Central heating radiator, three wall lights and six power points.

## Kitchen

6'8 x 9'4 (2.03m x 2.84m)

Fitted with a superb range of beech wall and floor units with wood effect worktop surfaces with a tiled splashback. The kitchen has under unit lighting, a built-in oven, four ring ceramic hob with a cooker hood above. Integrated automatic washing machine, fridge and freezer. One and a half bowl stainless steel sink and drainer below the window overlooking the courtyard. Cupboard housing the central heating boiler, a central heating radiator, recessed ceiling spotlights and five power points.

## Bedroom 1

12'7 x 9'6 (3.84m x 2.90m)

A double bedroom with the window to the courtyard and a built-in double wardrobe. Two wall lights, a central heating radiator and six power points.

## Bedroom 2

12'9 x 9'5 (3.89m x 2.87m)

Another double bedroom with a built-in wardrobe, a window to the courtyard, a central heating radiator, two wall lights and four power points.

## Bathroom

4'9 x 7'7 (1.45m x 2.31m)

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

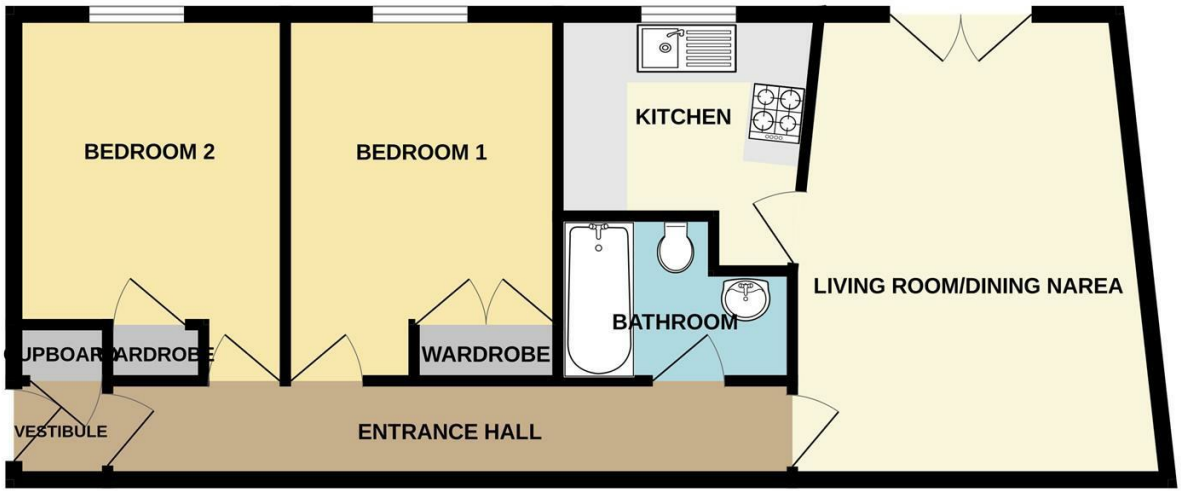
## General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure-Leasehold, lease expires 01/01/3004, 978 years left on lease.
Council tax band B.

## 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
635 sq.ft. (59.0 sq.m.) approx.




TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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