



## 7 Mill Wharf

Berwick Upon Tweed, TD15 2BP

Offers Over £235,000



Forming part of this exclusive development with stunning open views of the harbor, the river Tweed and the historic town of Berwick-upon-Tweed, this beautifully presented two-bedroom apartment is located on the fourth floor, which has the benefits of a door entry system into a communal hall with stairs and a lift giving access to the various levels. The apartment has an entrance hall with an airing cupboard, a superb open plan living room/kitchen/dining area with oak flooring and three arched windows taking advantage of the beautiful views and a top-quality ivory gloss kitchen with integrated appliances. This room offers space and flexibility to easily accommodate living room and dining room furniture. The property has two double bedrooms, the main bedroom has fitted wardrobes to one wall offering excellent storage. There is a modern shower room with a quality white suite with an attractive tiled splash back. The complex has an enclosed inner courtyard with one parking space in a car port.

The property is within easy walking distance to the centre of Berwick-upon-Tweed, Spittal beach and lovely walks along the River Tweed.

This property would make an ideal permanent residence, a weekend retreat or a holiday home.

Viewing is highly recommended.



## Communal Hall

Entrance door giving access to the communal hall, with a door entry phone. There are stairs to the upper floors and a lift.

## Entrance Hall

Giving access to all the rooms of the apartment, the hall has oak flooring and a built-in airing cupboard housing the central heating boiler. Recessed ceiling spotlights and a central heating boiler. Two power points.

## Open Plan Living Room/Kitchen/Diner

17'8 x 20' (5.38m x 6.10m)

A stunning open plan room which has oak flooring and a large and two smaller arched windows to the front with magnificent open views of the Tweed, the harbor and over towards the historic town of Berwick-upon-Tweed. The kitchen area is fitted with a top quality ivory gloss wall and floor units with solid wood worktop surfaces. Integrated fridge, dish washing and automatic washing machines and a microwave oven. Built-in oven, induction electric hob with a cooker hood above. Stainless steel sink and drainer with a mixer tap. Two central heating radiators, recessed ceiling spotlights, a television point, telephone point and fifteen power points.

## Bedroom 1

12'9 x 10'4 (3.89m x 3.15m)

A generous double bedroom with oak flooring and two built-in double wardrobes to one wall offering excellent storage. Double window to the rear, a central heating radiator and six power points.

## Bedroom 2

13'5 x 8'3 (4.09m x 2.51m)

Another double bedroom with oak flooring and a double window to the rear. Central heating radiator and six power points.

## Shower Room

6'2 x 6'5 (1.88m x 1.96m)

Fitted with a quality white three-piece suite with an attractive tiled splash back, which includes a low-level toilet and a wash hand basin with a mirror and double shaver socket above. Double shower cubicle, a heated towel rail and recessed ceiling spotlights.

## Parking

The apartment has one parking space in the enclosed courtyard in a carport.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band C.

Tenure- Leasehold

EPC TBC

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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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