4 Tintagel House Love Lane

Berwick-upon-Tweed, Northumberland, TD15 1AP

Offers In The Region Of £160,000

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Set within the prestigious Tintagel House, this exceptional first floor apartment commands one of the most captivating outlooks in Berwick-upon-Tweed. Enjoying uninterrupted panoramic views across the River Tweed towards the town's three iconic bridges, the property is situated in a prime riverside setting, with an ever changing scenery throughout the seasons.

This well proportioned first floor apartment has been designed to make the very most of its remarkable position. The generous living room/dining area is bathed in natural light, with picture windows drawing the eye across the river, creating a stunning backdrop for both everyday living and entertaining. The well equipped modern kitchen is fitted with an excellent range of gray gloss units with appliances, while the two spacious double bedrooms provide peaceful retreats, complemented by a quality shower room.

The apartment has access to the communal gardens and the property has a single garage offering additional storage and a designated parking space, which is a rareity in the twon centre.

Tintagel House occupies an enviable position on the banks of the River Tweed, just a short stroll from the heart of Berwick-upon-Tweed. The town offers an excellent range of independent shops, cafés, restaurants, galleries, and leisure facilities, together with its famous Elizabethan walls and picturesque coastline. Berwick's mainline railway station provides regular services to Edinburgh, Newcastle, and London, making the property equally well suited as a permanent residence, an elegant second home, or a lock up and leave coastal retreat.

We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall
16'7 x 4'8 (5.05m x 1.42m)
Partially glazed entrance door giving access to the hall, which has a built-in storage cupboard, a central heating radiator and two power points.

Living Room/Dining Area
15'6 x 13'9 (4.72m x 4.19m)
A spacious and bright reception room featuring two double windows to the front, enjoying superb open views across the River Tweed and its iconic bridges. The room is centred around an attractive mahogany fireplace with a tiled inset and a coal-effect electric fire, creating a warm focal point. Additional features include a central heating radiator, a recessed area ideal for a television, seven power points, and a broadband connection.

Kitchen
7'4 x 9'4 (2.24m x 2.84m)
The kitchen is fitted with top quality grey gloss wall and floor units with wood effect worktop surfaces with a splash back. There is a freestanding electric cooker with a cooker hood above, a stainless steel sink and drainer positioned below the double window to the side and plumbing for an automatic washing machine. Central heating radiator and twelve power points.

Bedroom 1
13' x 9'5 (3.96m x 2.87m)
A generous double bedroom with a built-in double wardrobe providing excellent storage space. A double window at the front with superb views over the River Tweed and the bridges. Central heating radiator and six power points.

Shower Room
5'2 x 10'3 (1.57m x 3.12m)
The shower room is fitted with a modern white three piece suite comprising a toilet positioned below the frosted window to the side, a wash hand basin with a mirrored medicine cabinet above and a corner shower cubicle. Heated towel rail and an extractor fan.

Bedroom 2
14'7 x 7'6 (4.45m x 2.29m)
A good sized double bedroom with a double window at the rear, a built-in wardrobe and a central heating radiator. Four power points.

Garage
A single garage with an up and over door providing access, offering excellent storage space. Parking in front of the garage offering off-street parking.

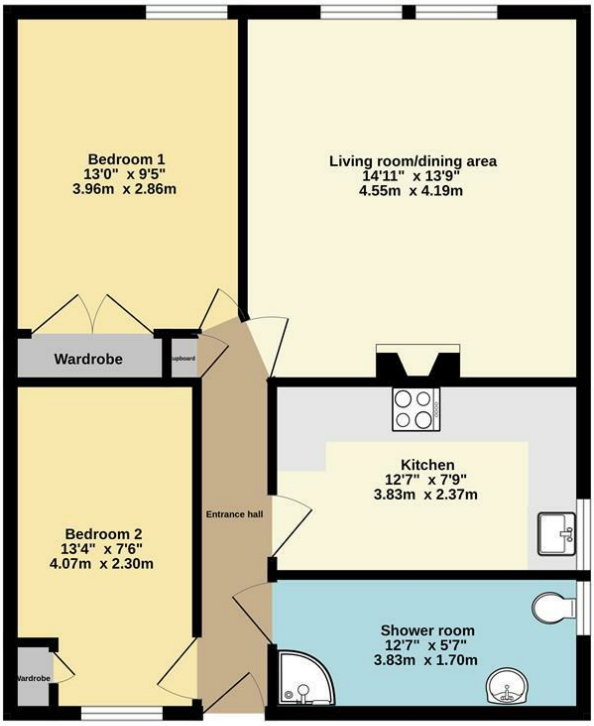
Gardens
Communal gardens at the rear of the property.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Council tax band: A
EPC: TBC
Tenure-Leasehold- lease expires 07/04/2986. (960 years).
Service charge: £65 per month.
Ground Rent: £25 per annum.

Agency Details
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.

Ground floor
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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