



19 The Old Corn Exchange Sandgate

Berwick-Upon-Tweed, TD15 1EA

O.I.R.O £125,000

A superb opportunity to purchase this spacious two bedroom ground floor apartment, which forms part of the exclusive Corn Exchange development. The Corn Exchange is conveniently located in a central position within easy walking distance to all the facilities within the town centre and lovely walks along the historic town walls. This well maintained apartment would make an ideal home for a retired person, a first time buyer or as an investment property, which has the benefits of full double glazing, gas central heating, a door entry phone and a communal garden.

The well proportioned interior comprises of a large living room/dining area, a well appointed kitchen with integrated appliances, two double bedrooms with fitted wardrobes and a modern bathroom. There is no upper chain with this property, so an early entry date is available.

We would highly recommend viewing.



Communal Hall

Entrance door with a door entry phone giving access to the communal hall.

Vestibule

3'1 x 3' (0.94m x 0.91m)

Built-in cupboard housing the electric meters. Door to the entrance hall.

Living Room/Dining Area

16'4 x 13'8 (4.98m x 4.17m)

A spacious reception room with a double window to the front and four wall lights. Central heating radiator, a television point and eight power points.

Kitchen

6'9 x 8'1 (2.06m x 2.46m)

Fitted with an excellent range of beech wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. Circular stainless steel sink and drainer below the window to the front, a built-in oven, four ring electric hob with a cooker hood above. Integrated fridge, freezer and automatic washing machine. Cupboard housing the central heating boiler, recessed ceiling spotlights and six power points.

Bedroom 1

13' x 9'4 (3.96m x 2.84m)

A double bedroom with a built-in double wardrobe and a window to the front. Central heating radiator, two wall lights, a television point and six power points.

Bedroom 2

13' x 9'3 (3.96m x 2.82m)

Another double bedroom with a built-in wardrobe and a window to the front. Two wall lights, a television point and six power points.

Bathroom

5'5 x 8' (1.65m x 2.44m)

White modern three piece suite which includes a bath with

a shower and screen above, a wash hand basin with a medicine cabinet above. Toilet and a heated towel rail.

Communal Garden

Central communal courtyard.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band B.

Leasehold with 982 years remaining

Energy Rating C (79)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

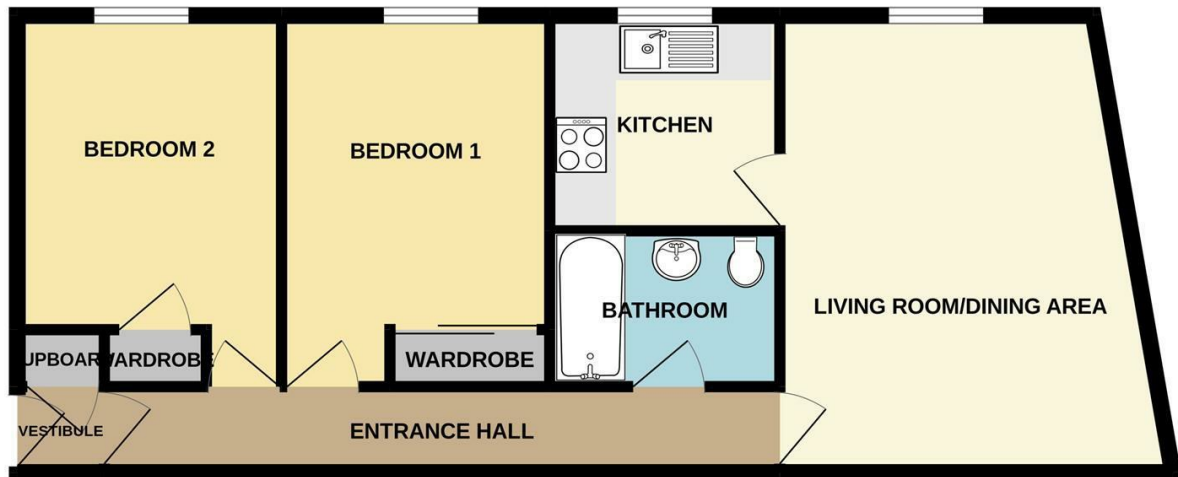
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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