

# 102 Castlegate

Berwick-Upon-Tweed, Northumberland, TD15 1JX

Offers Over £60,000

Conveniently located in the centre of the historic town of Berwick-upon-Tweed, within easy walking distance to shops, the railway station, restaurants and cafes, this first floor studio apartment would make an ideal holiday home or a weekend retreat.

The apartment comprises of a well equipped kitchen/breakfast room, a bedroom/living room with a fitted wardrobe and a modern shower room. The apartment has the benefits of electric heating and a shared yard.

Viewing is recommended.



## Entrance Hall

The front entrance door opens into the entrance hall, which has a cloaks hanging area and a staircase leading to the first floor landing.

## First Floor Landing

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

Access to the loft, a frosted window at the rear and one power point.

## Shower Room

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

Fitted with a white three-piece suite comprising a wash basin with a vanity unit below and a shelf above, a shower cubicle and a low level toilet with a toilet roll holder. Heated towel rail and an extractor fan.

## Kitchen/Breakfast Room

7'8 x 11'4 (2.34m x 3.45m)

Fitted with a range of wall and base kitchen units with marble effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer, a front facing window with an electric heater below. Built-in airing cupboard housing the hot water tank. Six power points.

## Bedroom/Living Room

14'4 x 8'8 (4.37m x 2.64m)

Currently being used as a double bedroom with a living room area, the room has a built-in double wardrobe and an additional double storage cupboard. There is a front facing window with an electric heater below and four power points.

## Outside

There is a shared yard at the rear of the property.

## General Information

Electric heating.,

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band A.

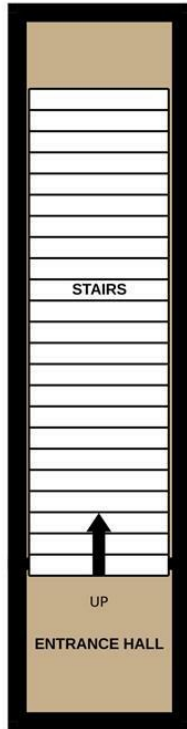
Tenure-Leasehold- expires 13/02/3017.

Energy rating D.

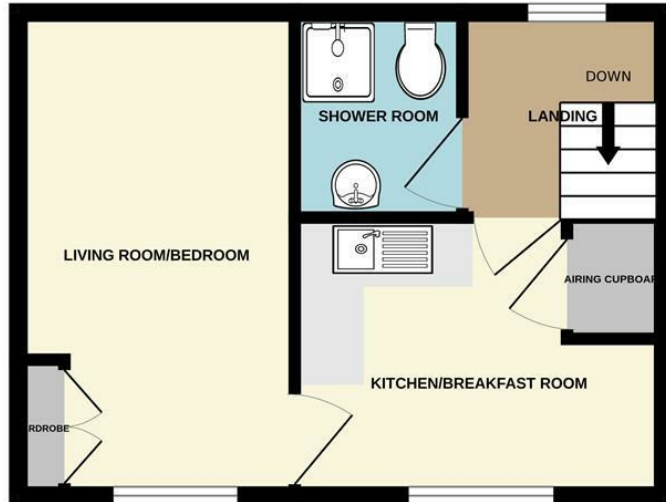
## Agency Details



GROUND FLOOR  
115 sq.ft. (10.6 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 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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