



**6 Albert Place**  
Berwick-Upon-Tweed, TD15 1LW

**Offers Over £140,000**

An excellent opportunity to purchase this spacious two bedroom first floor apartment, which is conveniently located within easy walking distance to the centre of Berwick and the railway station. This property offers beautifully presented living accommodation throughout, with the benefits of full double glazing and gas central heating. The spacious interior has an entrance door at the front and rear of the property which gives access to the entrance hall with stairs to the first floor landing and attractive wooden panelled walls. The living accommodation is on the first floor level which comprises of a good sized living room/dining area, with an attractive fireplace and access to the kitchen with quality oak units with appliances. There is a modern bathroom and two good sized bedrooms, the main bedroom has fitted wardrobes on one wall offering excellent storage. The bedrooms and the living room are fitted with shutters on the windows.

Garden at the front which has been landscaped for ease of maintenance, with decked sitting areas. We would recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange a viewing. Whether you are looking to invest in a property or seeking a new place to live, this apartment offers a fantastic opportunity to experience the charm of this historic town. Don't miss the chance to make this lovely apartment your own.



## **Entrance Hall**

30'4 x 5'8 (9.25m x 1.73m)

Partially glazed entrance door giving access to the hall, which has half wooden panelled walls, a central heating radiator and stairs to the first floor landing with a built-in under stairs cupboard. Entrance door to the rear of the property.

## **First Floor Landing**

9'1 x 12'9 (2.77m x 3.89m)

With a built-in storage cupboard, a central heating radiator and access to the loft. Four power points.

## **Living Room/Dining Area**

12' x 15'2 (3.66m x 4.62m)

A good sized reception room with a double window to the rear with shutters and an attractive oak fireplace with a coal effect electric stove. Central heating radiator, built-in display shelving and six power points.

## **Kitchen**

13'9 x 7'6 (4.19m x 2.29m)

Fitted with an excellent range of medium oak wall and floor units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window to the side, there is also a single window at the rear. Plumbing for an automatic washing machine and space for a fridge freezer. Wall mounted central heating boiler, a built-in oven, four ring ceramic hob with a cooker hood above. Kickboard heating and six power points.

## **Bathroom**

7'2 x 8'1 (2.13m'0.61m x 2.46m)

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

## **Bedroom 1**

11'5 x 11'6 (3.48m x 3.51m)

A generous double bedroom with a window at the front with shutters and two built-in double wardrobes offering excellent storage. Central heating radiator and four power points.

## **Bedroom 2**

9'5 x 7'5 (2.87m x 2.26m)

A spacious single bedroom with a window at the front with shutters, a central heating radiator and a built-in desk. Four power points.

## **Garden**

An enclosed garden at the front of the property which has been landscaped for ease of maintenance, with decked sitting areas.

## **General Information**

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Fire & Fire surround are included in the sale.

Fridge freezer, washing machine, fire and all light fittings are negotiable & separate from the sale.

All mains services are connected.

Full gas central heating.

Full double glazing.

Tenure- Leasehold

All main services are connected.

Council tax band- A.



GROUND FLOOR  
143 sq.m. (15.4 sq.m.) approx.

1ST FLOOR  
72.9 sq.m. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 214 sq.m. (22.7 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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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