



7 Mill Wharf

Berwick Upon Tweed, TD15 2BP

£800 Per Calendar Month

New to the rental market is this 3rd floor, modern and spacious 2 bedroom apartment with stunning views over Berwick estuary.

The apartment comes part furnished along with integrated appliances fitted within the kitchen.

Kitchen/Dinning area which boasts integrated hob/oven, dishwasher, fridge and washing machine.

Lounge Area with scenic views of the river and town.

Shower Room

x1 Double Bedrooms with fitted wardrobes

x1 Double Bedroom

Double Glazing

Central Heating

Lift Access

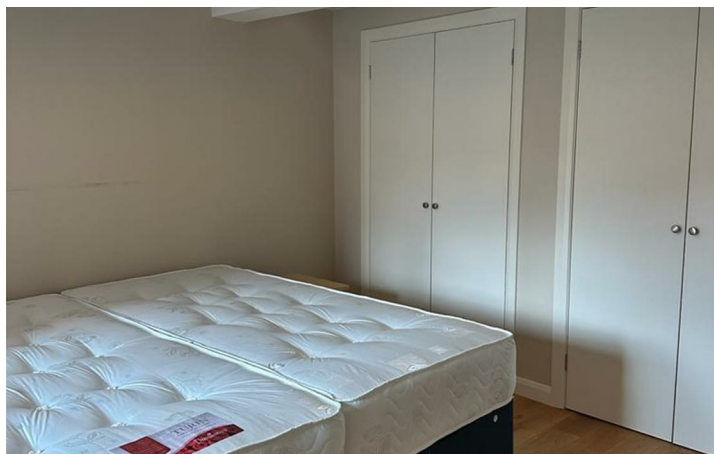
Private Parking

Shared Courtyard

Intercom System

Rent: £800 PCM

Deposit: £923.00



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.



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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