

Flat 8 3 Quay Walls

Berwick upon Tweed, TD15 1HB

Offers Over £165,000

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Located on the historic town walls which is one of the most sought after areas in Berwick-upon-Tweed, this immaculate first floor two bedroom apartment forms part of an exclusive 18th century granary conversion. The apartment would be ideal for first time buyer, a second home, or as an investment property. The apartment is spacious, bright and well maintained throughout, which benefits of beamed ceilings creating character, electric heating, a door entry phone system and within easy walking distance to all local amenities. The interior comprises of a large living room/dining area, a new modern kitchen and bathroom and two generous double bedrooms. From the front of the building are stunning views of the River Tweed, the bridges and historic town walls. The apartment has one parking space.

Viewing is recommended.



Communal Entrance Hall

Main entrance door to the front of the building with a door entry phone system, giving access to the communal hall which has stairs to the apartment.

Entrance Hall

17'5 x 3'4 (5.31m x 1.02m)

Entrance door with the door entry phone system giving access to the hall, which has a built-in shelved airing cupboard housing the hot water tank.

Living Room/Dining Room

21'5 x 12'4 (6.53m x 3.76m)

A spacious reception room with a beamed ceiling and two windows to the side of the property. Attractive fireplace with a timber surround and coal effect stove. Built-in shelved recess to the side of the fireplace, an electric heater, a television point and eight power points.

Kitchen

7 x 12'9 (2.13m x 3.89m)

Fitted with modern wall and floor white kitchen units with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Double window to the rear and a double window to the side with a stainless steel sink and drainer below. Plumbing for an automatic washing machine and space for a fridge. Beamed ceiling, an electric heater and five power points.

Bedroom 1

15'4 x 10'9 (4.67m x 3.28m)

A large double bedroom with a beamed ceiling and an electric panel heater. Window to the side, a television point and four power points.

Bedroom 2

9'6 x 9'1 (2.90m x 2.77m)

Another double bedroom with a double window to the side, and electric panel heater and four power points.

Bathroom

7'2 x 5'9 (2.18m x 1.75m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a wash hand basin below the double frosted window to the side and a toilet. Extractor fan and a heated towel rail.

General Information

All fitted floor coverings are included in the sale.

Full electric heating.

All mains services are connected except for gas.

EPC C (77)

Council Tax Band A

Tenure- Leasehold end date 01 Jul 2185

Share of Freehold - £91.38 Service charge per month (inc water, property insurance)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

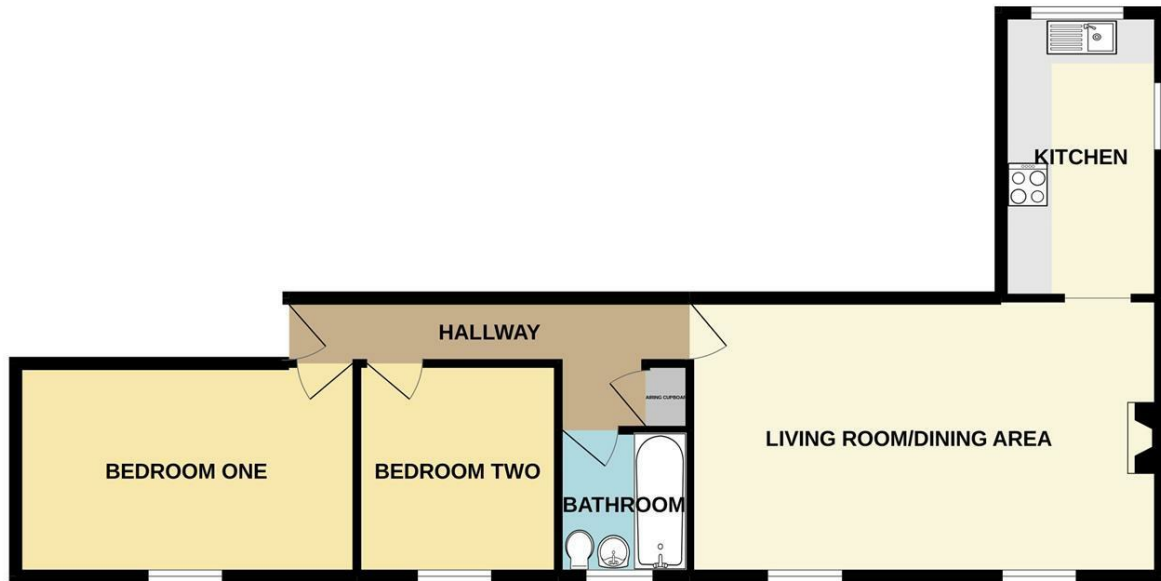
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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