



18 Cleet Court

Berwick-Upon-Tweed, TD15 1HH

Offers In The Region Of £140,000

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A superb opportunity to purchase this spacious two bedroom first floor apartment, which forms part of this desirable residential scheme close to the town centre and easy access onto the historic town walls. This modern well proportion apartment has views of the sea towards Spittal from the bay window in the living room and the kitchen. Access to the apartment is through a communal door with a door entry phone which gives access to the stairs to the first floor level. The accommodation comprises of an entrance hall with two large storage cupboards, a large living room/dining area with a bay enjoying the views of the sea and the historic town walls. Door from the living room into a well appointed cream shaker kitchen with appliances. There is a modern shower room and two good sized double bedrooms. The apartment has full double glazing, gas central heating and a designated parking space. Viewing is highly recommended.



Communal Hall

Entrance door with a door entry phone giving access to the communal hall, which has stairs to the upper floors.

Entrance Hall

Door to the entrance hall which has a large built-in storage cupboard and a double linen cupboard. Central heating radiator, access to the loft and a door entry phone.

Living Room/Dining Area

17'8 x 10'3 (5.38m x 3.12m)

A large reception room with a deep bay window to the front with a sea view. Two central heating radiators, a television point, a telephone point and six power points.

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Fitted with an excellent range of cream shaker wall and floor kitchen units with under unit lighting and wood effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. An automatic washer/drier and a white ceramic sink and drainer below the double window to the front. Fridge freezer and a cupboard housing the central heating boiler. Seven power points.

Bedroom 1

9'5 x 14'3 (2.87m x 4.34m)

A good sized double bedroom with a double window to the rear with a central heating radiator below. Six power points.

Bedroom 2

9'6 x 9'4 (2.90m x 2.84m)

Another double bedroom with a window to the rear, a central heating radiator and four power points.

Shower Room

7'7 x 5'6 (2.31m x 1.68m)

Fitted with a modern white three piece suite which includes a walk-in shower cubicle, a wash hand basin with a vanity unit below and a low level toilet. Heated towel rail and recessed ceiling spotlights.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings and blinds are included in the sale.

Tenure-Freehold.

Council tax band B.

EPC C (73)

Service Charge- £1618 per annum.

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

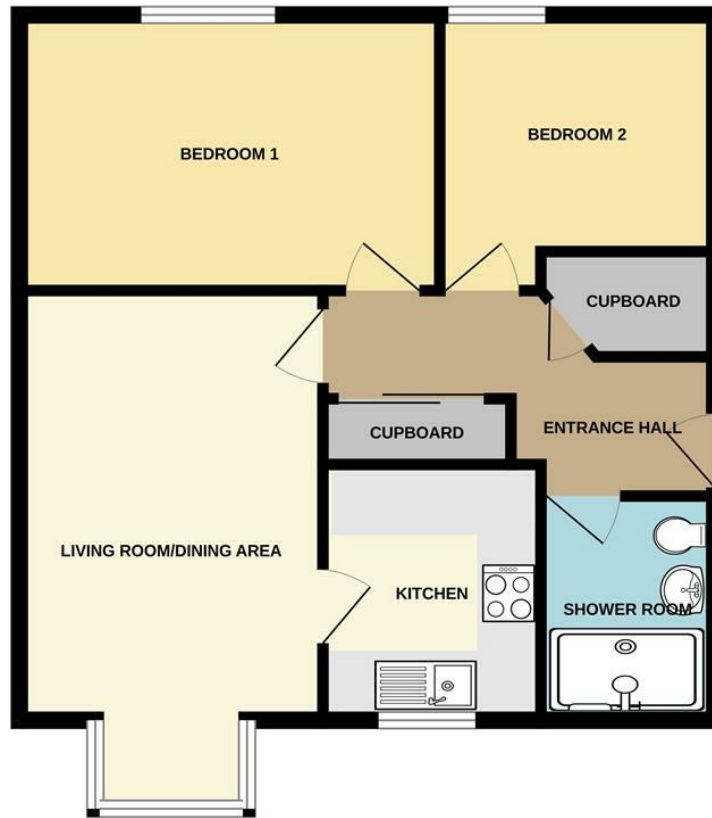
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

VIEWING

Strictly by appointment with the selling agent.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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