



8 Easter Wynd

Berwick, TD15 1DT

50% Shared Ownership £50,000

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A superb opportunity to purchase this immaculate two bedroom ground floor apartment, which forms part of Easter Wynd, which is conveniently located within easy walking distance to all the facilities within Berwick town centre. This is a shared ownership apartment and the price is for 50% of the property, there is an option to purchase a further share if required.

The apartment is entered through a communal hall with a door entry phone, the interior comprises of a vestibule, an entrance hall with two storage cupboards and an airing cupboard, a large dual aspect living room/dining area, a modern grey kitchen with an excellent range of shaker units, a shower room and two good sized bedrooms, the main bedroom has a fitted wardrobe. The apartment is in good condition with modern decoration and floor coverings, electric heating and access to a shared garden.

Viewing is recommended.



Communal Hall

Main door with an door entry phone giving access to the communal hall.

Vestibule

3'1 x 7'1 (0.94m x 2.16m)

With a cloaks hanging area and a window to the front, the vestibule has a door to the entrance hall.

Entrance Hall

Window to the front, a night storage heater and two built-in storage cupboards and an airing cupboard housing the hot water tank. Night storage heater, two power points, a telephone point and a door entry phone.

Living Room/Dining Area

20'6 x 10' (6.25m x 3.05m)

A spacious dual aspect reception room with a double window to the front and rear and a night storage heater. Television point and seven power points.

Kitchen

11'6 x 7'6 (3.51m x 2.29m)

A well appointed kitchen which is fitted with an excellent range of grey shaker wall and floor units, with granite effect worktop surfaces incorporating a breakfast bar. Stainless steel sink and drainer, a built-in oven and a four electric hob. Plumbing for an automatic washing machine and space for a fridge freezer. Double window to the rear and eight power points.

Shower Room

5'7 x 7'5 (1.70m x 2.26m)

Fitted with a modern white three piece suite, which includes a double shower cubicle with an electric shower, a wash hand basin with a mirror above and a toilet. Heated towel rail and recessed ceiling spotlights.

Bedroom 1

15' x 12'9 (4.57m x 3.89m)

A spacious double bedroom with two double windows to the

rear and a built-in wardrobe. Two electric heaters and six power points.

Two wall lights.

Bedroom 2

11'1 x 6'4 (3.38m x 1.93m)

A good sized single bedroom with a double window to the rear and an electric heater. Four power points.

Gardens

Communal gardens in the inner courtyard.

General Information

Full electric heating.

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Tenure-leasehold.

Council tax band A

Ownership- This is a sale of 50% share of the property.

Service Charge

Energy Rating D (60)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

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.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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