



## 16 Corn Exchange

Berwick-upon-Tweed, Northumberland, TD15 1EA

Offers In The Region Of £122,000



Located in the highly desirable Corn Exchange, this recently upgraded two bedroom second floor apartment offers modern contemporary living accommodation, which would make an ideal home for a first time buyer, or as an investment property. The apartment offers accommodation that is ready to walk into with the benefits of full double glazing, gas central heating and tasteful decoration throughout.

The apartment is accessed through a communal entrance hall with a door entry phone, the apartment itself has a small entrance hall which gives access to the superb open plan living room/kitchen/dining, which has a quality white shaker kitchen with appliances and ample space for living room and dining room furniture. There are two generous double bedrooms and a modern bathroom.

The Corn Exchange is located in a central position within the town of Berwick-upon-Tweed, with easy walking distance to shops, restaurants, the railway station and the historic town walls overlooking the River Tweed.

Viewing is highly recommended.

Contact the Berwick office on:

(01289) 307571

[berwick@aitchisons.co](mailto:berwick@aitchisons.co)



## Entrance Hall

3'3 x 3' (0.99m x 0.91m)

With a cupboard housing the electric meters and a door to the kitchen/living room.

## Open Plan Kitchen/Living Room

16' x 18' (4.88m x 5.49m)

A superb open plan room which is fitted with a quality white shaker kitchen with a superb range of wall and floor units, with solid wood worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and automatic washing machine. Double window to the front, a central heating radiator and four double wall lights. Cupboard housing the central heating boiler, a door entry phone, a television point and twelve power points.

## Bedroom 1

10'7 x 10'6 (3.23m x 3.20m)

A generous double bedroom with a double window to the rear and a central heating radiator. Two wall lights, a television point, a telephone point and six power points.

## Bedroom 2

12'5 x 8'8 (3.78m x 2.64m)

A double bedroom with a double window to the rear, a central heating radiator and two wall lights. Six power points and a television point.

## Bathroom

5'7 x 7'3 (1.70m x 2.21m)

Fitted with a quality white three-piece suite which includes a bath with a shower and screen above, a wash hand basin with a mirror above and a toilet. Attractive wooden panelled wall with a cloaks hanging area, a heated towel rail, an extractor fan and recessed ceiling spotlights.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Leasehold with 980 years remaining

Council tax band B.

EPC C (76)

## 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.

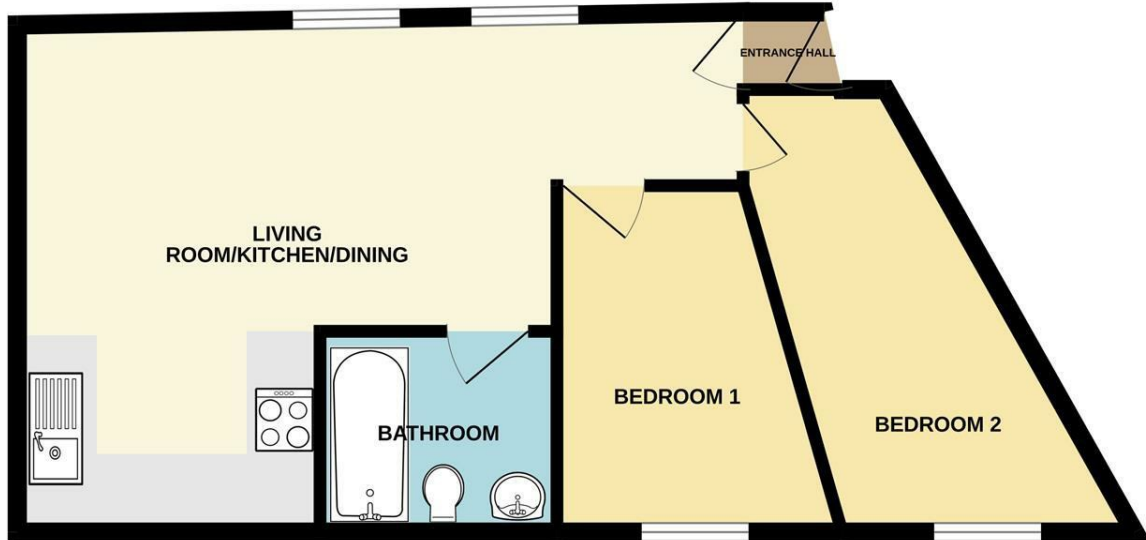
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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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