



1 Albert Place

Berwick-upon-Tweed, TD15 1LW

Offers Over £135,000

A superb opportunity to purchase this spacious two bedroom first floor apartment, which is conveniently located within easy walking distance to the centre of Berwick and the railway station. The well presented interior has the benefit of an entrance door at the front and rear of the property which gives access to the entrance hall with stairs to the first floor landing. There is a large open plan living room/dining area with a brick built inglenook fireplace and access to the contemporary fitted kitchen with appliances. There are two double bedrooms and a modern shower room. The apartment has full double glazing and partial electric heating.

Attractive lawn garden at the front of the property with flowerbeds and an enclosed sitting area. Small yard at the rear.

We would recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

30'2 x 8'10 (9.19m x 2.69m)

Partially glazed entrance door at the front of the property giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Built-in shelved double cupboard, a cloaks hanging area and an entrance door to the rear of the property. Two power points.

First Floor Landing

7'3 x 15'10 (2.21m x 4.83m)

Window on the stair to the side of the property and a glazed door to the landing. The landing has two windows into the stairwell, an electric heater and one power point. Double French doors to the living room/dining area.

Living Room/Dining Area

11' x 20'7 (3.35m x 6.27m)

A large reception room with a double and single window to the rear and an attractive brick built inglenook fireplace with a recess to the side with cupboard space below. Two electric heaters, eight power points and a television point.

Kitchen

12'7 x 6'9 (3.84m x 2.06m)

Fitted with modern gloss kitchen with an superb range of wall and floor units with ample worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the side and there is also a window to the rear. Built-in oven, four ring ceramic hob, and plumbing for automatic and dish washing machines. Five power points.

Shower Room

7'2 x 9'5 (2.18m x 2.87m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a mirror above, a walk-in shower cubicle with an electric shower and a toilet with a toilet roll holder. Shelving on one wall for towels and a built-in airing cupboard housing the hot water tank.

Bedroom 1

11'7 x 14' (3.53m x 4.27m)

A generous double bedroom with a window to the front and four power points.

Bedroom 2

11'6 x 13'1 (3.51m x 3.99m)

Another double bedroom with a window to the front and four power points.

Garden

Attractive garden at the front of the property which is laid to lawns with flowerbed surrounds and an enclosed sitting area. Small yard at the rear which is an ideal area for bins.

General Information

Partial electric heating.

Full double glazing.

All mains services are connected except for gas.

Tenure-leasehold. Lease expiry date 21/05/2108.

All fitted floor coverings are included in the sale.

Council tax band A

EPC: F (26)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

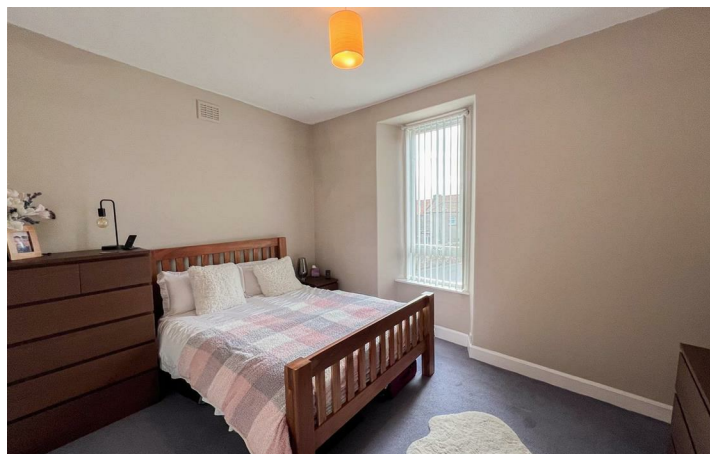
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

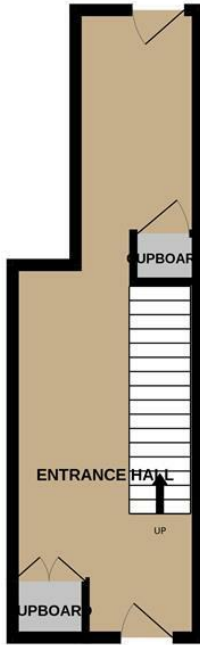
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

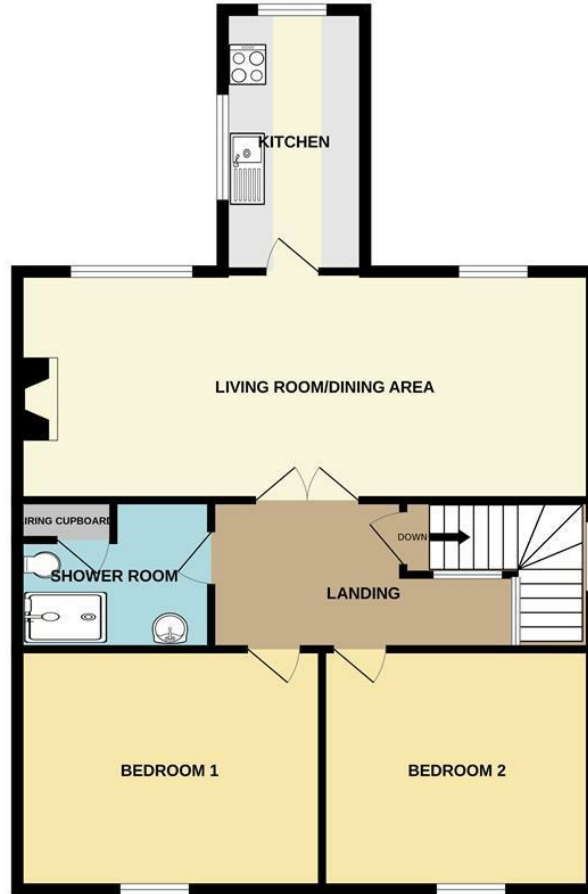
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.

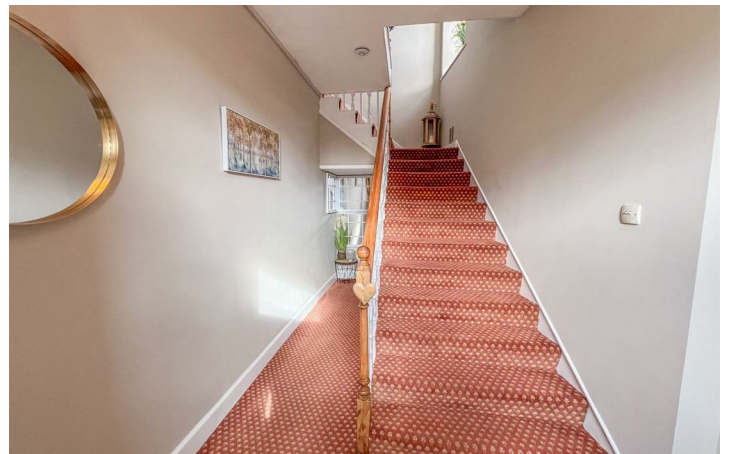


1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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.
Made with Metropix ©2024



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

