



## 111a Marygate

Berwick-upon-Tweed, Northumberland, TD15 1BH

Offers In The Region Of £75,000



Conveniently located in the centre of Berwick-upon-Tweed, this spacious two bedroom second floor apartment would be ideal for a first time buyer, or as a holiday home/weekend retreat. The apartment is within easy walking distance to the shops in Berwick-upon-Tweed and the railway station.

The interior of the apartment comprises of a vestibule and a large entrance hall which would be ideal for storage of bikes, a spacious living room with a fireplace, a generous kitchen with a range a grey units, a shower room and two double bedrooms. The apartment has full gas central heating.

The property currently has approximately 63 years remaining on the lease. However, a lease extension is being granted and will be in place upon completion, giving the new owner a total lease term of approximately 189 years.

Viewing is recommended.



### **Vestibule**

4' x 3'5 (1.22m x 1.04m)

Entrance door to the vestibule which has a door to the hall.

### **Entrance Hall**

23'11 x 4' (7.29m x 1.22m)

Window at the front and stairs to the second floor landing.

### **Second Floor Landing**

15'1 x 6'5 (4.60m x 1.96m)

Cupboard housing the electric meters, a central heating radiator and two power points.

### **Sitting Room**

13'2 x 14'8 (4.01m x 4.47m)

A good sized reception room with coving and a ceiling rose, the sitting room has two windows at the front and the original carved fireplace with a tiled inset and hearth. Central heating radiator, a television point and eight power points. .

### **Kitchen**

10'5 x 14'9 (3.18m x 4.50m)

Fitted with a range of grey wall and floor kitchen units with walnut effect worktop surfaces. Space for an electric cooker with a cooker hood above. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine and a window to the rear. Wall mounted central heating boiler and a central heating radiator. Fourteen power points.

### **Bedroom 2**

10' x 9'8 (3.05m x 2.95m)

A good sized bedroom with a window at the side, a central heating radiator, access to the loft and eight power points.

### **Shower Room**

6'2 x 9'9 (1.88m x 2.97m)

Fitted with a white three-piece suite which includes a large corner shower cubicle, a toilet and a wash hand basin with a vanity unit below. Frosted window at the rear and a central heating radiator.

### **Bedroom 1**

10'9 x 10'5 (3.28m x 3.18m)

A double bedroom with a window at the front, a central heating radiator and eight power points.

### **General Information**

Full gas central heating.

All fitted floor coverings are included in the sale.

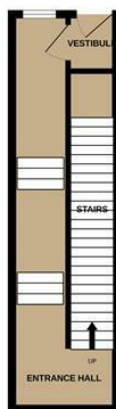
Tenure-Leasehold, 63 years left, expires 03/11/2088.

Council tax band A

Price- in the region of £75,000



GROUND FLOOR  
295 SQ. FT. (27.4 SQ. M.) approx.



FIRST FLOOR  
636 SQ. FT. (59.1 SQ. M.) approx.



TOTAL FLOOR AREA: 931 sq. ft. (86.5 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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