

# tyne & tweed

estate agents



- Upper Floor Flat
- Kitchen
- Lounge
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- 75% SHARED OWNERSHIP
- Town Centre Location
- EPC Rating Band C

**11 Easter Wynd,  
Berwick-Upon-Tweed, TD15 1DT  
Guide Price £59,000**



Spacious 2 bedroom town centre apartment which is conveniently situated within close proximity to all Town Centre amenities. Offered for sale in good decorative order with the benefit of a modern fitted kitchen and bathroom. The property also benefits from double glazing, electric heating and a secure entry system via intercom.

#### **ENTRANCE HALLWAY**

With double glazed window to the front. Centre light. Laminate flooring.

#### **INNER HALLWAY**

The Inner Hallway gives access to all rooms except the Kitchen. Double glazed window to the front. Airing cupboard housing hot water cylinder. Two full sized storage cupboards. Electric night storage heater. Telephone/intercom allowing access from the main entrance. Two centre lights. Laminate flooring.

#### **BEDROOM 1** 15' 0" x 12' 9" (4.58m x 3.88m)

The main double Bedroom has two double glazed windows to the rear. Fitted wooden venetian blinds. Recessed double wardrobe with hanging rail and storage space above. Two wall light fittings. Single power point. Television point. Laminate flooring.

#### **BEDROOM 2** 10' 10" x 6' 7" (3.30m x 2.01m)

A Single Bedroom with double glazed window to the rear. Fitted wooden venetian blinds. Pendant light. Single power point. Laminate flooring.

#### **BATHROOM**

Fully tiled bathroom with white contemporary suite comprising of panelled bath with electric shower over, close coupled WC and wash hand basin. Spot light fitting. Fitted wooden venetian blinds. Chrome electric radiator. Tiled floor.

#### **LOUNGE** 21' 9" x 10' 1" (6.63m x 3.07m)

A bright, spacious room of good size with double glazed windows to the front and rear. Fitted wooden venetian blinds. Electric night storage heater. Two pendant lights. Television point. Telephone point. Laminate flooring. Door to/from Kitchen.

#### **KITCHEN** 10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed window to the rear. Fitted wooden venetian blinds. Modern refitted kitchen with a good range of wall and base units with melamine work surfaces with tiled splashback. Stainless steel sink with right hand drainer. Single oven with electric hob. Integral washer/drier. Integral dishwasher. Fluorescent light. Four single power points. Electric cooker point. Vinyl flooring. Door to/from Lounge

## **ACCESS NOTES**

There is a communal drying Area with the garden areas which are maintained under the 'ISOS' lease agreement. The purchase price is for a 75% share in the property. We are advised however that the remaining 25% share may be purchased after an initial qualifying period of ownership. The monthly payment to 'Karbon Homes' amounts to £159.30 (as of January 2017). This includes service charges and property building insurance. Occupancy of this property is restricted to owner occupiers only and is therefore not suitable for buy to let or commercial holiday use.

**FIXTURES AND FITTINGS:**

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

**SERVICES:** All Mains Services-Gas Central Heating.

**TENURE:** Leasehold 99 years from 1986

**GUIDE PRICE** £59,000

**COUNCIL TAX BAND:** A

**ENERGY PERFORMANCE CERTIFICATE:** C

**A PROPERTY TO SELL?**

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 01289 331555.

**OFFICE HOURS:** Monday – Friday      9.00am - 5.00pm  
Saturday                                      9.00am - 2.00pm



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  - a) That he has relied solely upon his own judgement; and**
  
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