



16 The Old Corn Exchange Sandgate, TD15 1EA

Guide Price **£119,500**

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16 The Old Corn Exchange Sandgate

Berwick-Upon-Tweed

A stylish two-bedroom apartment in Berwick's Corn Exchange, offering modern open-plan living close to shops, transport, and town centre amenities.

- Second floor apartment in a historic building
- Two generous double bedrooms
- Modern open-plan sitting room and kitchen/dining area
- Recently upgraded with contemporary fittings
- Gas central heating and full double glazing
- Walking distance to town centre

Accommodation Comprises

Ground Floor:- Communal Door, Staircase to Apartments

Apartment Accommodation:- Entrance Hall, Open-Plan Sitting Room/Kitchen/Dining, 2 Double Bedrooms, Bathroom



Property Description

16 The Old Corn Exchange offers a superb opportunity to acquire a recently upgraded apartment in a highly sought-after central location in Berwick-upon-Tweed. The property enjoys a warm and inviting atmosphere and is presented in excellent condition throughout, making it ideal for first-time buyers or as an investment.

The accommodation flows naturally from the entrance hall into the heart of the home—a spacious open-plan sitting room and kitchen/dining area. The kitchen is fitted with a quality white shaker-style range, integrated appliances, and ample space for both dining and relaxing.

Two generously proportioned double bedrooms are well positioned to the rear, each benefiting from pleasant views and natural light.

A modern bathroom completes the accommodation, featuring a bath with shower and stylish fittings.

Set within the iconic Corn Exchange building, the apartment is within easy walking distance of Berwick's town centre amenities, including shops, restaurants, the railway station, and the historic town walls overlooking the River Tweed.

The property benefits from full double glazing, gas central heating, and tasteful neutral decor throughout.

16 The Old Corn Exchange presents a rare chance to secure a comfortable and convenient home in the heart of Berwick, blending contemporary living with excellent local amenities and transport links.





General Remarks

What3words:

<https://w3w.co/jazzyvisit.public>

Tenure:

Leasehold with 980 years remaining

Council Tax:

Band B

Energy Efficiency Rating:

Band C (Rating 76)

Services

Mains Water, Drainage, Gas, and Electricity. Gas Central Heating.

Full fibre broadband services are available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

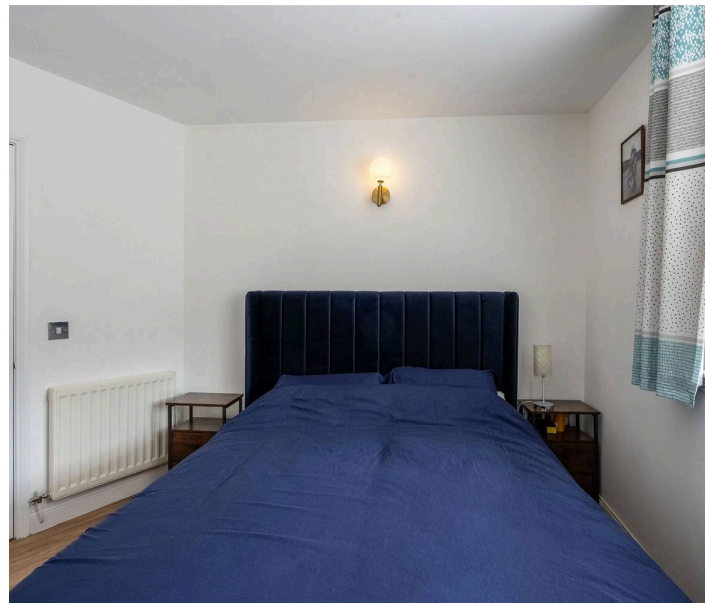
16 The Old Corn Exchange is not a listed building, but sits in a conservation area

Agent's Note

There is a charge of £118 a month which covers ground rent, building maintenance and insurance.

Distances

Berwick Train Station 0.5 miles, Norham 8.5 miles, Kelso 24 miles, Bamburgh 20 miles, Alnwick 31 miles, Edinburgh City Centre 60 miles, Newcastle 63 miles. (all mileage is approximate)





Area Insights

Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers.

Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastlines of unspoilt beaches and beautiful landscapes; Berwick walls and pier are only minutes away while Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are within easy reach.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally; within twenty minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsel. Swimming, gym, squash and bowls hall exist at the Berwick Sports & Leisure Centre.

Despite Berwick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.



Useful Links

Longridge Towers School - <https://lts.org.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Berwick Sports Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

Paxton House - <https://paxtonhouse.co.uk>

Goswick Golf Club- <https://www.goswickgolfclub.com>

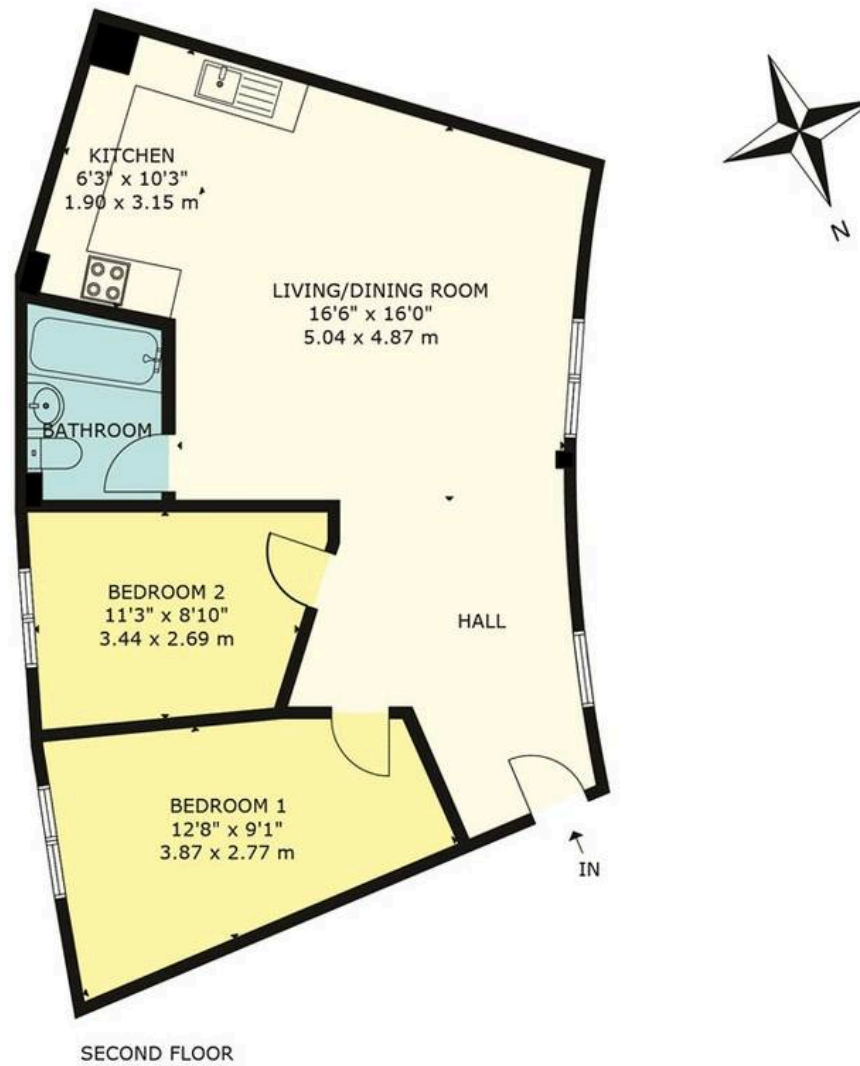
Magdalene Fiels Golf Club- <https://magdalene-fields.co.uk/#:~:text=18%20Holes,%206602yards%20SS%2072%2>

Berwick Academy- <https://www.berwickacademy.co.uk>

The Barracks, Berwick- <https://www.visitberwick.com/where-to-go/the-barracks/>

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>



16 THE OLD CORN EXCHANGE, TD15 1EA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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