



16 The Old Corn Exchange, Sandgate - TD15 1EA
£650 pcm

PATON & CO
SALES | LETTINGS | RURAL



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.

- Recently upgraded two-bedroom apartment
- Stylish open-plan living space
- Modern fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Central Berwick location
- Close to shops, restaurants & railway station

Accommodation Comprises

Ground Floor:- Communal Door, Staircase to Apartments

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



Property Description

16 The Old Corn Exchange is a beautifully presented two-bedroom apartment, offering comfortable and contemporary accommodation in a highly convenient central Berwick-upon-Tweed location. Recently upgraded and finished in tasteful neutral tones, the property provides a welcoming and easy-to-maintain home, ideally suited to those looking to enjoy town-centre living.

The accommodation is centred around a generous open-plan sitting room, kitchen and dining area, creating a bright and sociable space for both relaxing and entertaining. The modern kitchen is fitted with a range of white shaker-style units, integrated appliances and ample worktop and storage space, with plenty of room for a dining table and comfortable seating area.

Two bedrooms are positioned towards the rear of the apartment, each offering good natural light and pleasant views. The accommodation is completed by a modern bathroom, fitted with a bath and shower over, together with contemporary sanitaryware and finishes.

Situated within the characterful and iconic Corn Exchange building, the apartment offers the considerable benefit of having Berwick's amenities right on the doorstep. The town centre, with its selection of independent shops, cafés, restaurants and everyday facilities, is all within easy walking distance, while Berwick railway station is also conveniently close for those commuting or travelling further afield.

The surrounding area offers plenty to enjoy, from Berwick's historic town walls and picturesque riverside walks to the beaches and coastline nearby. The combination of a central location, well-presented accommodation and excellent transport links makes 16 The Old Corn Exchange an appealing home for those looking to enjoy all that Berwick-upon-Tweed has to offer.

With gas central heating, full double glazing and neutral décor throughout, this is a comfortable and practical apartment that is ready to welcome its next tenant.





Rental Information

Monthly Rent: £650PCM

Deposit: £850

Availability: ASAP

Furnishing: Unfurnished

Council Tax Band: B

EPC Rating: Band C (76)

Additional Information

What3Words: jazzy.visit.public

Services

Mains Water, Drainage, Gas, and Electricity.

Heating

Gas Central Heating

Parking

On street & permit parking

Broadband & Mobile Coverage

Full fibre broadband services are available, good mobile coverage

Fixtures & Fittings

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

Pets

Considered

Smoking

Not permitted in the premises.







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.

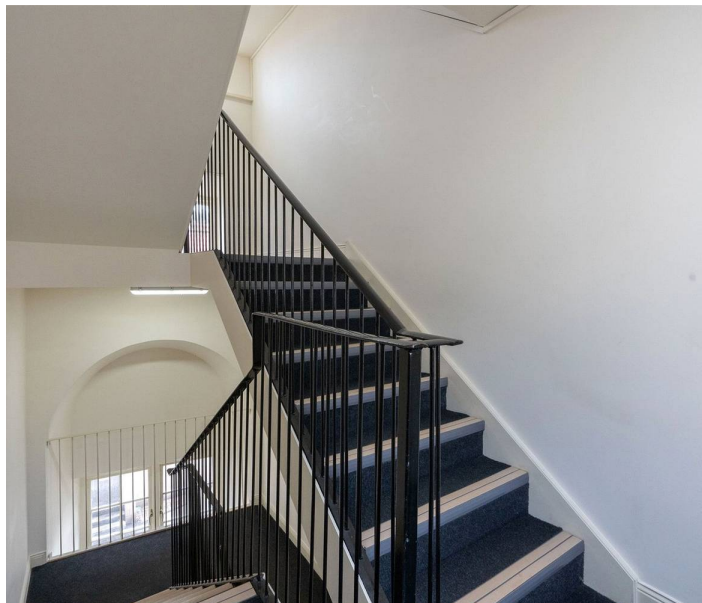
There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south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

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)





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>

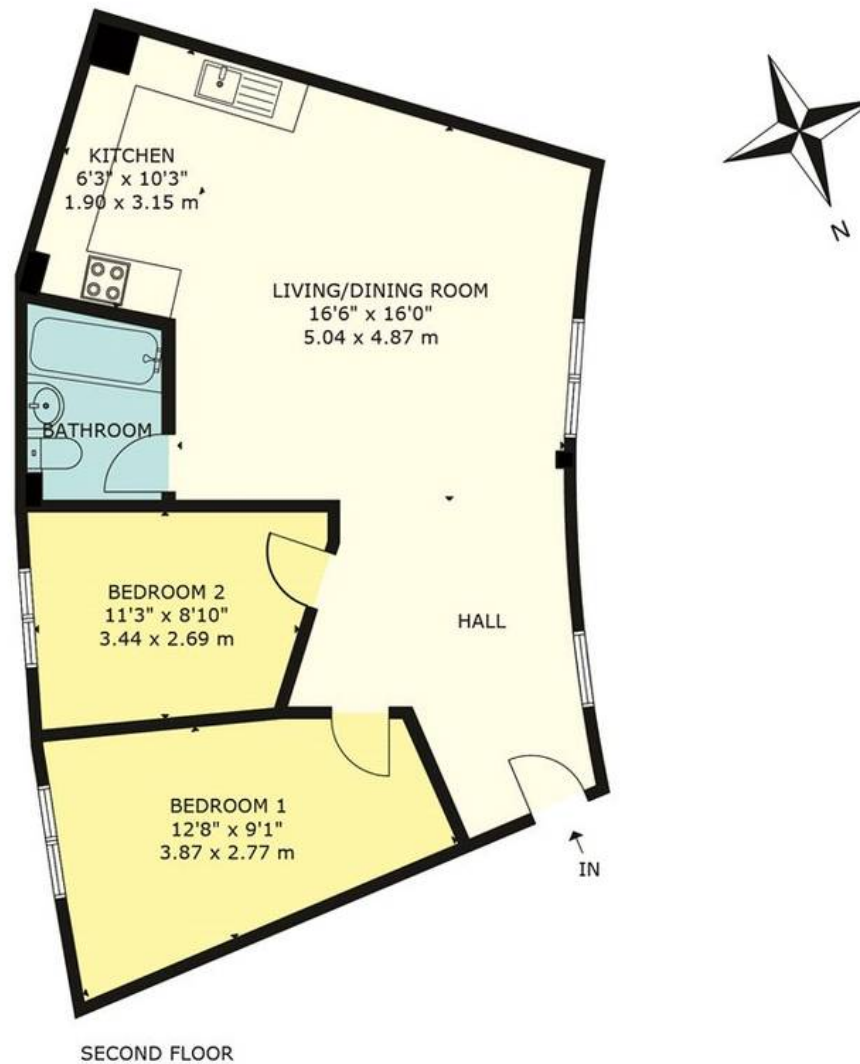
Magdalene Fiel's Golf Club- <https://magdalene-fields.co.uk/#:~:text=18%20Holes,%206602yards%20SSS%2072%20>

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.
Copyright © Nest Marketing
www.nest-marketing.co.uk



You can include any text here. The text can be modified upon generating your brochure.

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/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & Co
SALES | LETTINGS | RURAL