



1 Waugh Place

Berwick-upon-Tweed, Northumberland, TD15 1FE

Offers In The Region Of £165,000

We are pleased to offer for sale this spacious two bedroom ground floor apartment, ideally located in the centre of Berwick-upon-Tweed, within easy walking distance of shops, restaurants, the historic town walls and the railway station. The property would make an ideal home for a retired person, or alternatively serve as a perfect weekend retreat or holiday home.

Recently converted, the apartment is beautifully presented and offers generous accommodation throughout. Access is gained via a communal entrance hall featuring a secure door entry system and the original staircase.

The accommodation comprises a large open plan lounge/kitchen, with impressive picture windows to the front creating a bright and airy living space. The lounge area offers ample room for furnishings, while the kitchen is fitted with an excellent range of grey shaker style units with appliances.

There is a modern shower room and two generous double bedrooms, one of which benefits from fitted wardrobes.

Further benefits include full gas central heating, tasteful décor and quality floor coverings throughout.

Early viewing is highly recommended.



Communal Entrance Hall

Entrance door at the side of the building giving access to the communal hall, which has a door entry phone system. Attractive communal hall with the original staircase.

Entrance Hall

An L shaped entrance hall which has a built-in cupboard housing the central heating boiler. Window at the side of the building, a central heating radiator and the door entry phone. Two power points.

Open Plan Lounge/Kitchen

28'4 x 15' (8.64m x 4.57m)

A superb open plan reception room with covering on the ceiling and a large double window at the front and an arched window at the side, making it a bright and airy room. The kitchen area is fitted with a superb range of grey shaker wall and floor units with ample worktop surfaces. A built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freeze. One and a half bowl stainless steel sink and drainer. Two central heating radiators, a large built-in storage cupboard and twenty power points. Recessed ceiling spotlights in the kitchen area and two ceiling pendant lights in the lounge area.

Bedroom 1

13'6 x 14' (4.11m x 4.27m)

A generous double bedroom with coving on the ceiling and a large double window at the front and a window at the side. Central heating radiator and six power points.

Bedroom 2

10'10 x 10'2 (3.30m x 3.10m)

A good sized double bedroom with a window at the side and a large built-in double wardrobe. Central heating radiator and six power points.

Shower Room

8'9 x 4'7 (2.67m x 1.40m)

Fitted with the quality white three-piece suite which includes

a low level toilet, a wash hand basin with a shaver light and socket above and a built-in double shower cubicle. Heated towel rail and recessed ceiling spotlights.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band A.

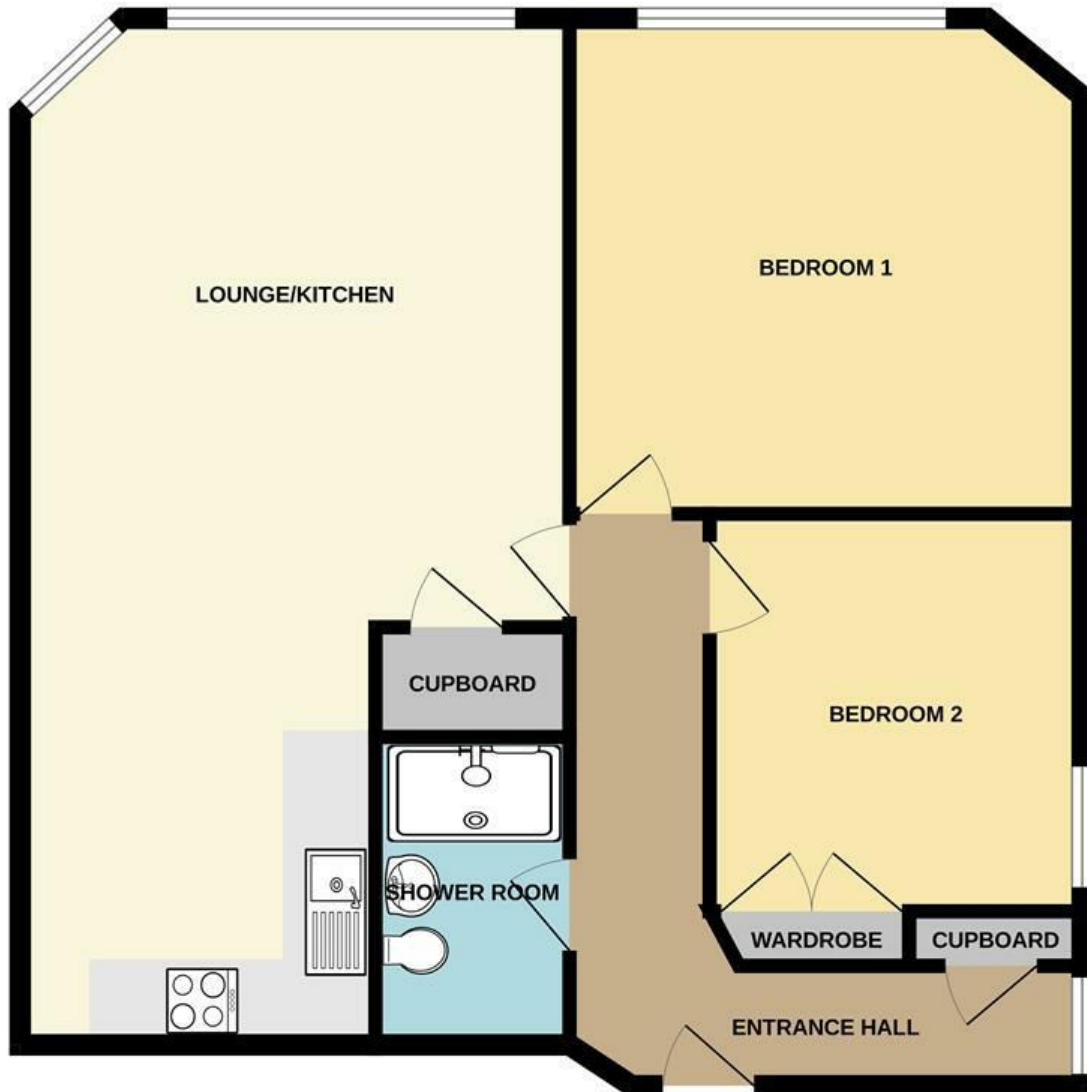
All mains services are connected.

EPC: C (73)

Lease Term: A lease term of 999 years will be initiated from point of purchase. A peppercorn rent of £10 will be payable annually. A service charge will also be payable, but this has not been determined yet.



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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