



10 Border Court

Berwick-upon-Tweed, Northumberland, TD15 1DP

Offers In The Region Of £110,000

Ref: 93

Conveniently located within the centre of this historic Northumberland town, we are pleased to offer for sale this spacious two bedroom first floor apartment. The property has been maintained and updated to a high standard, offering bright and airy living accommodation with the benefits of gas central heating.

Access to the property is from Woolmarket with a door entry phone system, leading to stairs to an open courtyard, which is an ideal area to sunbathe, or dry clothes.

The interior of the apartment comprises a large living room with a dining area, a modern kitchen with integrated appliances, a quality bathroom and two double bedrooms.

The property is ready to walk into and we would recommend viewing.



Entrance Hall

Partially glazed entrance door giving access to the hall, which has a large walk-in storage cupboard housing the central heating boiler. Cupboard housing the electrical boxes/breakers. Access to the loft, a central heating radiator and one power point.

Lounge/Dining Room

19'3 x 19'5 (5.87m x 5.92m)

A large reception room with a high pine panelled ceiling with inset spot lights and three windows to the front. Two central heating radiators, ten power points and a television point. Doorway to the kitchen.

Kitchen

11' x 9'5 (3.35m x 2.87m)

Fitted with an excellent range of modern wall and floor gloss kitchen units, with under unit lighting and granite effect worktop surfaces with a splash back. Integrated dish washing machine and plumbing for an automatic washing machine. Built-in eye level oven, four ring electric hob with cooker hood above. Central heating radiator, space for an upright fridge freezer and fourteen power points.

Bedroom 1

13'7 x 9'8 (4.14m x 2.95m)

A bright double bedroom with a double window to the courtyard, a central heating radiator and six power points.

Bedroom 2

13'8 x 9'9 (4.17m x 2.97m)

Another double bedroom with a skylight and a central heating radiator. Six power points.

Bathroom

7'2 x 6' (2.18m x 1.83m)

Fitted with a modern white three-piece suite, which includes a shower bath with a screen and an electric shower above. Wash hand basin with a vanity unit below and a mirrored medicine cabinet above with concealed lighting. Low-level toilet with a toilet roll holder, a heated towel rail and an extractor fan.

Outside

Door entry phone system at the main door giving access to an inner door to the lower courtyard, offering a secure area for storage of bikes. Stairs to the upper courtyard, which is shared. This is a real sun trap and offers an area to dry cloths and to sit outside. Shed.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

Leasehold

Price in the region of 110,000.

Council Tax - Band B

Energy Rating: TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

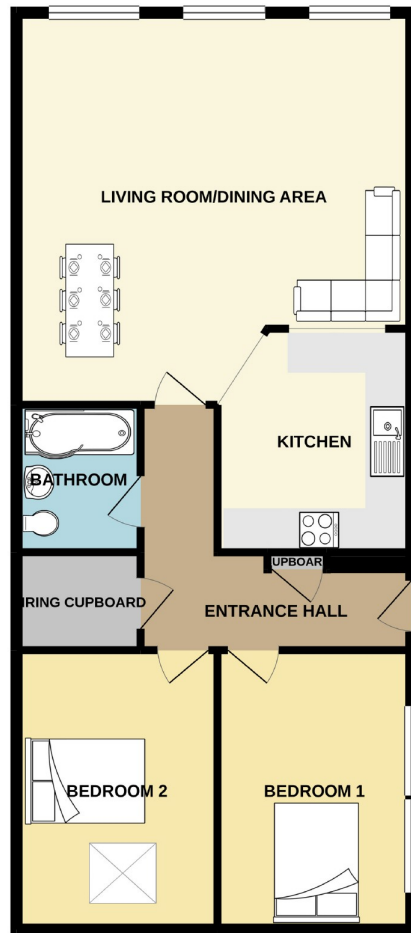
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers



GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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