



GSC GRAYS

PROPERTY • ESTATES • LAND



## Flat 2, 1-3 Sandgate

Berwick-Upon-Tweed, Northumberland, TD15 1EP

£585 Per Calendar Month



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## Situation & Amenities

Alnwick 30 miles, Edinburgh 57 miles, Morpeth 48 miles, Newcastle 68 miles

Berwick Upon Tweed is the northernmost Town in England, situated at the mouth of the River Tweed approximately three miles from the Scottish Border.

Berwick is a busy market town with a good range of local and High Street shops, schools and amenities. Large Supermarkets include Tesco, Asda and Morrisons along with Marks and Spencer Simply Food to name a few. The Railway Station has excellent links to Edinburgh, Newcastle and London with trains almost every half hour making it an attractive prospect for commuting to Newcastle or Edinburgh. Close links to the A1 make Berwick very accessible.

## Description

Formerly the home of Accountants Greaves West and Ayre, the property is a Grade II listed building and has been carefully and tastefully divided in to four apartments maintaining some original features including the high ceilings and windows enhancing the property and giving the apartments added light and space. Accessed via secure entry phone there are two apartments on the ground floor and two on the first floor.

Sitting at the bottom of Hide Hill on Sandgate a short walk to the local shops and hostelrys about a 20 minute walk to Berwick Train Station, a good central location and a smart apartment to live in.

## Flat 2

Accommodation:

Entry in to small entrance vestibule leading to the main hallway, with doors to all rooms.

The kitchen and living space at the end of the hallway is offset by the large 'arched window' which is part of the character of the building, the kitchen area fitted along one wall has a good selection of cream wall and base units, wood effect worktops, integrated electric oven and hob with extractor hood, single bowl sink with drainer and mixer tap. Along the length of the kitchen the floor is lino, while the rest of the living space is carpet.

Two double bedrooms, a shower room with double cubicle and electric shower, w.c, washbasin, wall mounted heated towel rail. A walk in store cupboard in the hallway complete this smart property.

The central heating system is all electric with timer and temperature control. The apartment has been decorated throughout with cream decor and new carpets and flooring. A lot of time and thought has gone in to the layout of the property to make a good living space.

## Terms & Condititons

The property is be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £585.00 per calendar month, payable in advance by standing order. In addition, a deposit of £675.00 shall also be payable prior to occupation.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork

should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

#### Insurance

Tenants are responsible for insuring their own contents.

#### Smoking

Smoking is prohibited inside the property and all areas of the building.

#### Pets

Pets may be considered at the landlords discretion and with written consent

#### Local Authority

Northumberland County Council  
County Hall  
Morpeth  
NE61 2EF  
0345 600 6400.

#### Council Tax

For Council Tax purposes the property is pending grade

#### Services

Mains electric and heating  
Mains water and drainage  
Secure entryphone

#### Viewings

Strictly by appointment via GSC Grays.

#### Particulars

Particulars written and photographs taken March 2020.





Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

