



GSC GRAYS

PROPERTY • ESTATES • LAND



## 1, Waugh Place

Berwick-Upon-Tweed, Northumberland, TD15 1FE

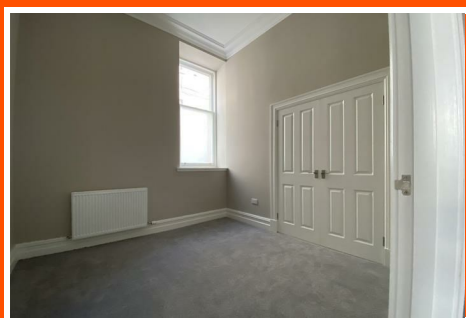
£595 Per Calendar Month



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## Situation & Amenities

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.

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

## 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 One

Flat one is the first apartment to the right of the front door on the ground floor and has been tastefully remodelled in to a well planned living space, mixing old architecture and a modern touch.

The flat comprises of a large open plan living space. The kitchen features a range of wall and base units with integral electric oven, hob and extractor hood, the units are finished in fashionable pale grey, with lino flooring and cream decor. The living space has two large feature windows which are

partially smoked glass for privacy. Fitted with a grey carpet and cream decor this is a bright and sunny room with very high ceilings. Two double bedrooms, one with built in wardrobe, a shower room with double shower cubicle and electric shower, wall mounted towel rail and extractor fan.

## Terms and Conditions

The property is to be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £595.00 per calendar month, payable in advance by standing order. In addition, a deposit of £685.00 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.

## Insurance

Tenants are responsible for the insuring of their own contents.

## 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.

### Smoking

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

### Pets

Pets may be permitted with the landlords consent.

### Local Authority

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

### Council Tax

The property is Band B for Council Tax.

### Services

Mains electric  
Gas Central Heating  
Mains water and drainage

### Secure entryphone

The Landlord is responsible for the service charge for the common parts of the building- no additional charge is made to the tenants.

### Viewings

Strictly by appointment via GSC Grays.

### Particulars

Particulars written and photographs taken March 2020.

### EPC

The EPC is registered for the property under the address of Flat 1, 1-3 Sandgate, BERWICK-UPON-TWEED, TD15 1EP. This EPC was obtained prior to Northumberland County Council confirming a change of name for the site. A copy of the street name amendment is available on request and will be provided with the tenancy agreement for the property.



## 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

