

# 24 Palace Green, Berwick upon Tweed

Edwin  
Thompson



# 24 Palace Green, Berwick upon Tweed TD15 1HR

Guide Price £125,000



## 24 Palace Green

A modern, well-proportioned one bedroom ground floor apartment. Tucked away in a quiet residential area of Berwick upon Tweed. Only a stone's throw away from the historic town walls and River Tweed estuary.

### Hallway

Spacious hall. Central LED light fitting. Smoke alarm. Wall mounted cupboard housing the fuse box and electric meter. Deep shelved cupboard with coat hanging space. Central heating thermostat. Single panel radiator. Vinyl floor covering

### Lounge 13' 8" x 10' 4" (4.17m x 3.15m)

With double glazed window. Central LED light fitting. Smoke alarm. Single panel radiator with thermostat control. Fitted carpet. Wired for superfast EE broadband.

### Bedroom 10' 5" x 9' 5" (3.18m x 2.87m)

With double glazed window. Central LED light fitting. Smoke alarm. Fitted vertical blinds with black-out roller blind. Built in wardrobes with sliding doors provide ample hanging and storage space. Single panel radiator with thermostat control. Fitted carpet.

### Breakfasting Kitchen 9' 1" x 7' 1" (2.77m x 2.16m)

With double glazed window. Venetian blind. Central LED light fitting. Smoke alarm. Carbon Monoxide alarm. There is a range of modern wall and base units. Complimentary work surfaces. Stainless steel sink with mixer tap. Built in washing machine, oven and hob with extractor hood above. Space for table and chairs. Upright towel radiator. Vinyl floor covering.

### Shower Room

Opaque double glazed window, central LED light fitting. Extractor fan. Walk-in shower enclosure with wet wall panelling and mains fed shower. Wash hand basin and WC set into vanity unit. Upright chrome towel radiator. Vinyl floor covering.

### External

There is a large integral tool-shed/ bicycle store with cold water tap and shelving accessed from outside the property.

## Location

The main centre of Berwick upon Tweed is a family-friendly seaside resort, home to two golden sandy beaches, beautiful riverside walks and superb local attractions. Steeped in history, just three miles from the Scottish border and only an hour's drive to Edinburgh and Newcastle. Berwick benefits from excellent rail links with its station on the East Coast Main Line, which runs between London King's Cross and Edinburgh Waverley.

## Services

The apartment is serviced by mains water, electricity and gas

## Viewing

Strictly by appointment with the agents

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## Tenure

Leasehold - 215 years from August 1982.

## Charges

Northumberland County Council Tax Band A

## EPC Rating C

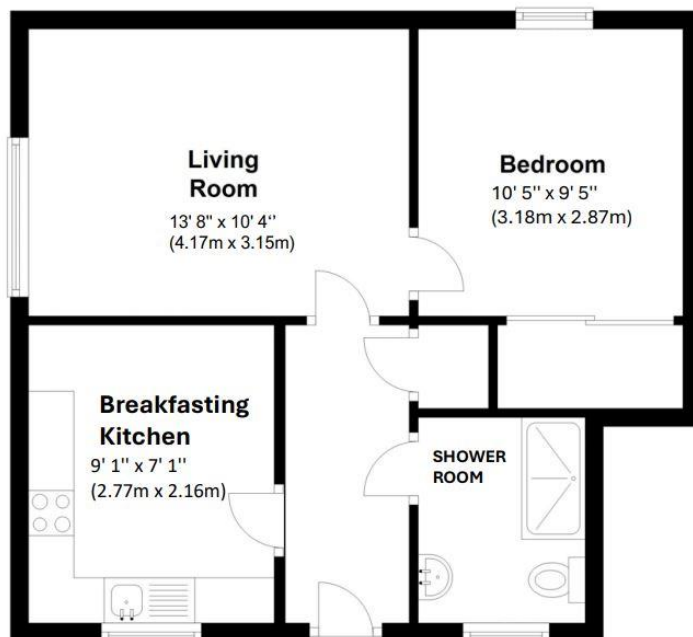
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## Ground Floor

Total Floor area approx. 45 square metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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