

BRUNTON

RESIDENTIAL



ABBAY COURT, HEXHAM, NE46

£115,000

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NO CHAIN | ONE BEDROOM | FANTASTIC APARTMENT

Brunton Residential are delighted to present for sale this well-appointed one-bedroom retirement apartment, located on the sought-after south side of the popular Abbey Court development in Hexham. Ideally situated, the property is within easy reach of a variety of local amenities, including shops, cafes, parks, and excellent transport links.

Abbey Court offers a desirable setting for independent living, complemented by the reassurance of an on-site House Manager. Residents also benefit from a welcoming communal lounge where regular social activities are arranged, as well as a convenient on-site laundry room. Positioned peacefully on the top floor, this generously sized apartment is accessible via both a lift and stairs.

This property is offered with no onward chain.

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Upon arrival at the property, you are welcomed by a well-maintained communal entrance hall. The House Manager's office is conveniently located to the left, communal lounge to the right, with a lift providing access to all floors directly ahead.

Entering the apartment, you step into a bright and welcoming inner hallway, which offers a useful storage cupboard and access to a stylish, modern shower room. Off the hallway is a generously sized double bedroom featuring a south-facing window that floods the room with natural light, as well as the added benefit of fitted wardrobes for practical storage.

The spacious lounge, also enjoying a sunny south-facing aspect, offers a comfortable and airy living area. It flows effortlessly into the recently refurbished kitchen, which has been finished to a high standard. The kitchen is fitted with an excellent range of wall and base units, complemented by sleek integrated appliances and contemporary finishes.

Externally, Abbey Court offers resident parking to the front of the building, along with beautifully landscaped communal gardens featuring seating areas—perfect for enjoying the outdoors in a peaceful setting.



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TENURE : Leasehold

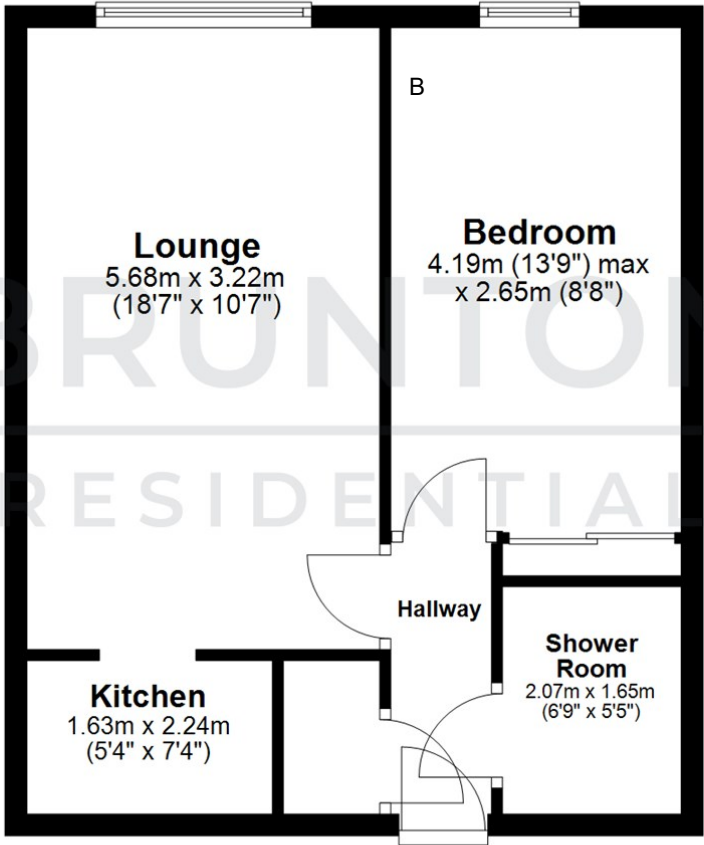
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : B

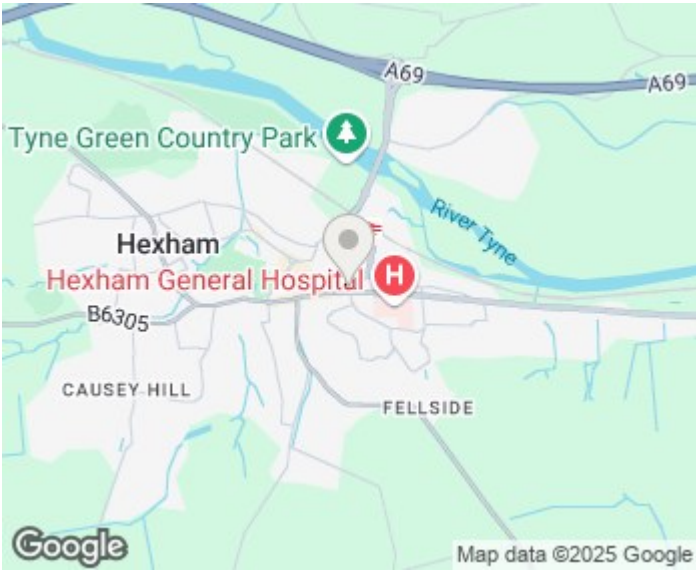
EPC RATING : C

First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	