

# BRUNTON

---

## RESIDENTIAL



**BATTLE HILL, HEXHAM**

Guide Price £95,000



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Stylish and Well-Presented One-Bedroom Apartment with a Spacious Living Area and Allocated Parking.

This superbly appointed apartment is located in the sought-after Gibson House, right in the heart of Hexham. Offering a generous lounge, a galley kitchen, a double bedroom, and a modern bathroom, this property provides a comfortable and practical living space. With the added benefit of an allocated parking space, it presents a perfect opportunity for investors.

Gibson House is ideally positioned, granting immediate access to Hexham's vibrant town centre, with its array of shops, cafes, and local amenities.

For those commuting, transport links are excellent. Hexham Station is within easy reach, offering direct rail services to Newcastle and Carlisle, while the nearby A69 provides quick and convenient access to the wider region.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

This property features a private entrance with storage space and cupboard, with stairs leading to the first floor and access to the apartment. Upon entering, you'll find a spacious lounge with a storage cupboard, along with a staircase ascending to the upper level. The compact kitchen is equipped with modern wall and base units, quality work surfaces, an integrated hob, extractor hood, an oven, space for a fridge and washing machine, and a stainless-steel sink with splashback tiling.

On the second floor, there's a generously sized double bedroom with built-in storage cupboards.

The bathroom includes a low-level WC, a bathtub with an overhead shower, and a pedestal washbasin.

Additional benefits include a designated parking space.

The property is leasehold and offered with no chain.



# BRUNTON

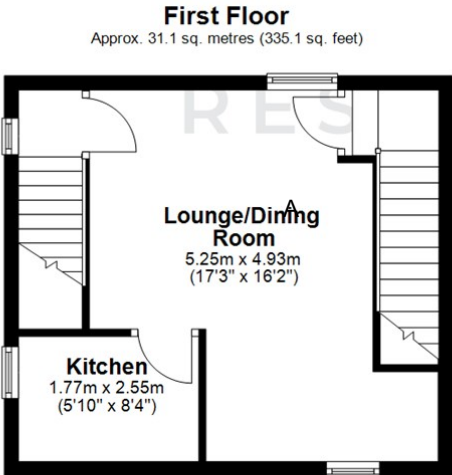
## RESIDENTIAL

TENURE : Leasehold

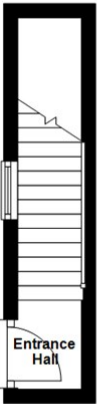
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

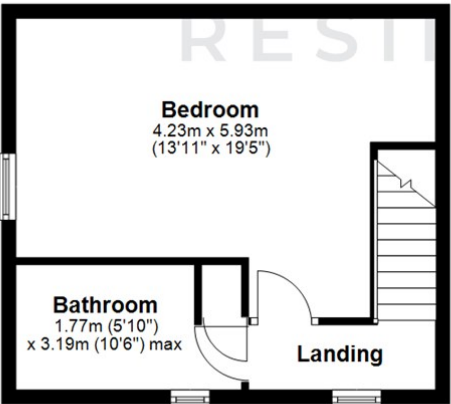
EPC RATING : E



**Ground Floor**  
Approx. 4.7 sq. metres (50.9 sq. feet)



**Second Floor**  
Approx. 32.4 sq. metres (348.3 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		
	46	71
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		