

BRUNTON

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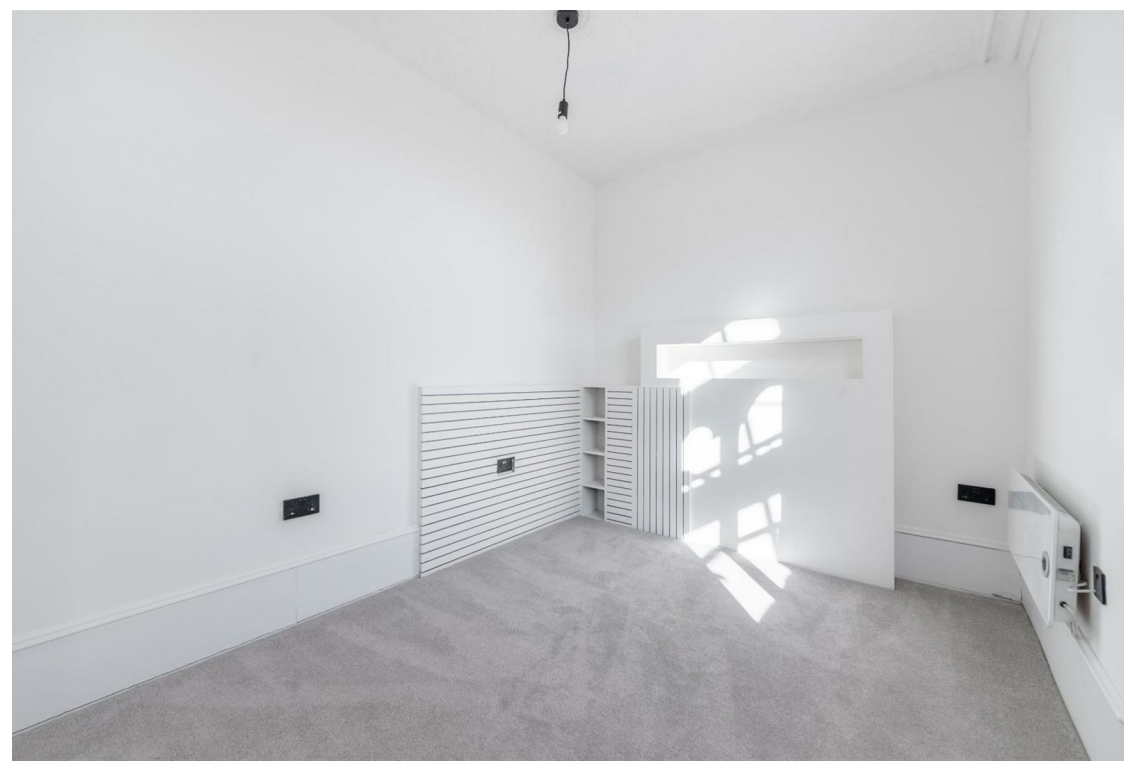
HALLGATE, HEXHAM, NE46

Price Guide £135,950

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Brunton Residential is delighted to present this exceptional ground floor one bedroom apartment, ideally located on Hallgate in the heart of Hexham.

The apartment boasts a spacious well equipped kitchen, and an open plan dining/lounge area. With one bedroom which benefits from french doors that lead out onto a paved area and a modern shower room. Additional benefits include a private parking space.

This property would make an ideal home for those looking to downsize, as well as an excellent opportunity for a holiday let.

Set in the picturesque town of Hexham, the property is surrounded by a rich tapestry of history and culture. Residents will enjoy close proximity to the magnificent 12th-century Hexham Abbey, tranquil parks, and a vibrant market square filled with boutique shops, cosy cafés, and excellent restaurants.

Hexham offers excellent transport connections. Hexham Railway Station provides direct links to Newcastle and Carlisle, ensuring easy access to the rest of the region. For those who prefer to drive, the A69 is nearby, offering quick routes to major road networks.

Hexham is home to a selection of outstanding schools, the town boasts a number of well-regarded primary and secondary schools. There are also a variety of private and independent schools in the surrounding area, offering excellent educational opportunities for children of all ages.

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The internal accommodation comprises: A welcoming, original tiled foyer that has been carefully and sympathetically refurbished, featuring historic wood panelling, flooring, elegant cornicing, stained glass windows and a large feature fire place. The communal hall also features a conveniently located shared lift.

The kitchen is modern in design, offering a clean and streamlined aesthetic ideal for contemporary living. It features sleek handleless cabinetry in a soft neutral tone, complemented by white worktops. Integrated appliances include an electric hob, built-in oven, dishwasher, and fridge freezer, along with generous cupboard storage throughout.

The property offers one bedroom positioned to the rear, benefiting from French doors that open directly onto the outside space, allowing for excellent natural light and easy access to the garden area.

A well-appointed shower room completes the accommodation, featuring a walk-in shower with contemporary wall tiling, a vanity unit with integrated basin and storage beneath, and a WC.

Externally, the property benefits from a private parking space.

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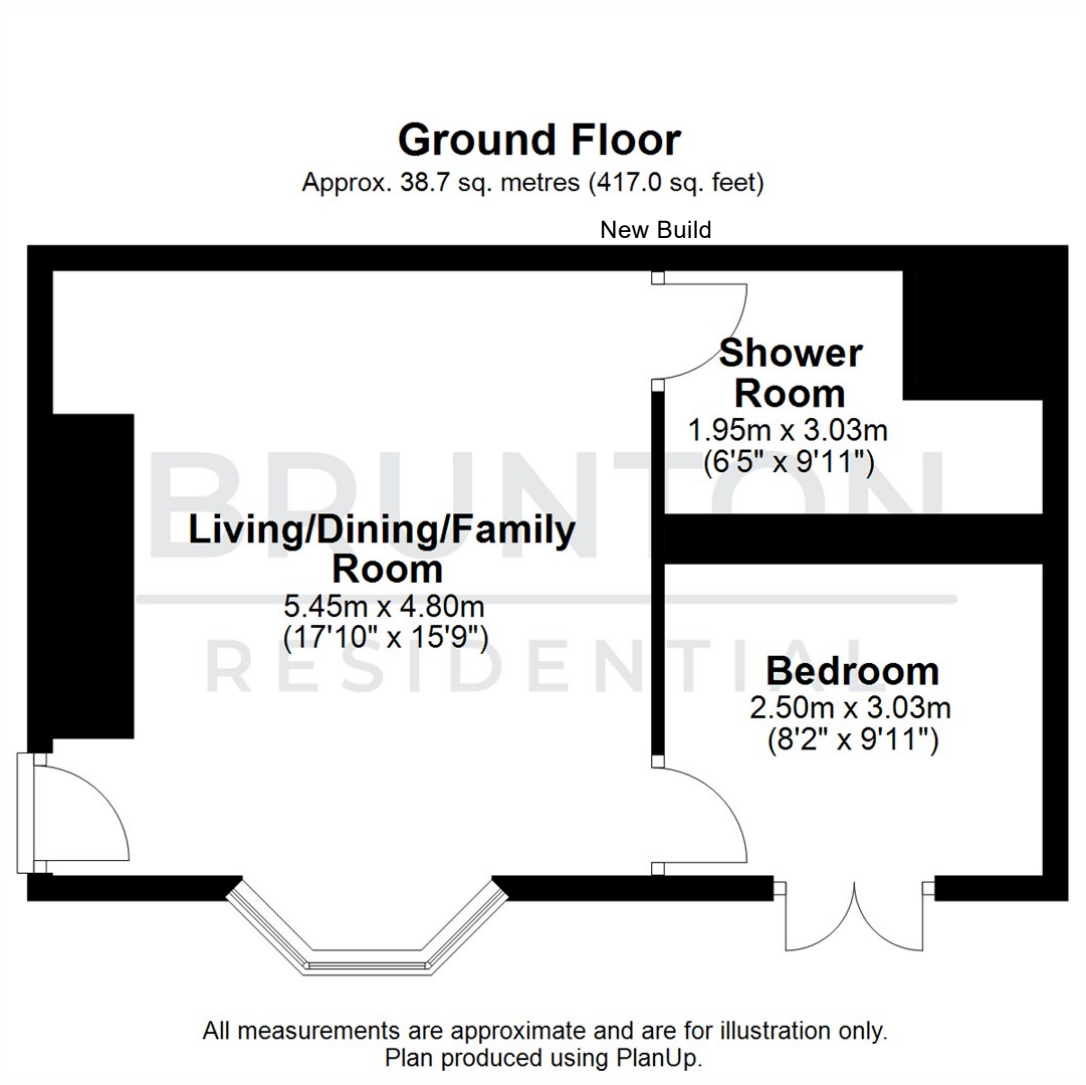
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING : F



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	32	32
(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	