



BRUNTON  
RESIDENTIAL

**STAINTHORPE COURT, HEXHAM, NE46**

**£155,000**

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#### TWO BEDROOM APARTMENT - SOUGHT AFTER LOCATION - ALLOCATED PARKING

Brunton Residential are delighted to offer this well-presented two bedroom apartment in a popular position within the sought after area of Hexham. This third floor property offers convenient access to the town centre, schools and transport links.

Accommodation briefly comprises; entrance hallway with store cupboard and access to a bright, spacious lounge with French doors and Juliette balcony overlooking the communal gardens. This leads to a dining kitchen with a range of wall and floor units with coordinated work surfaces and some fitted appliances. The property offers two double bedrooms, both with store cupboards and the master also provides an en-suite shower room. There is also a bathroom with WC, basin and bath. This property benefits from a new boiler, newly installed Juliet windows, and a loft space that offers excellent storage or development potential. The property benefits from access to beautiful communal gardens and an allocated parking space.

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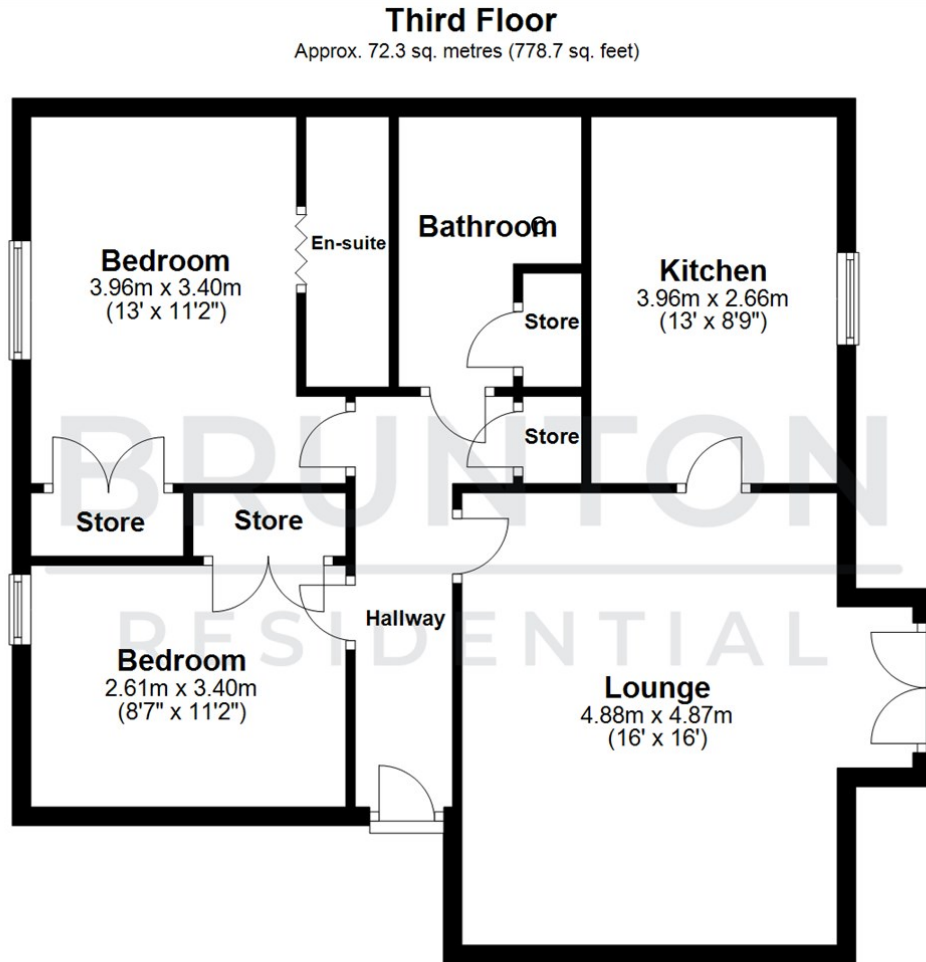
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**TENURE :** Leasehold

LOCAL AUTHORITY :

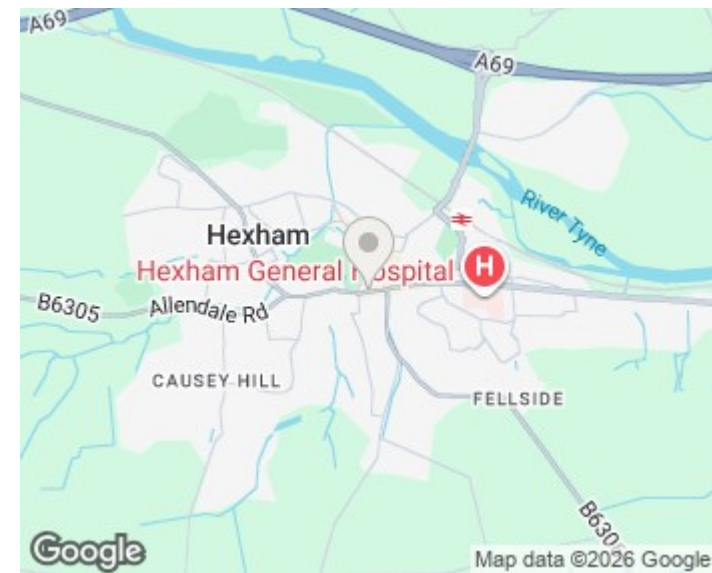
COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

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



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