

# BRUNTON

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RESIDENTIAL



**MONTAGUE COURT, HEXHAM**

Price Guide £329,950

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Brunton Residential is delighted to present this exceptional two-bedroom duplex, perfectly positioned on Hallgate in the heart of Hexham.

The apartment features a spacious, well-equipped kitchen and a bright, open-plan dining and lounge area, enhanced by a charming alcove with large windows that flood the space with natural light. Both bedrooms are generously sized doubles, complemented by a contemporary bathroom. Additional benefits include a private parking space and characterful features such as cornicing, architraves, and original fireplaces, adding a touch of historic charm.

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

Hexham offers superb transport links, with the railway station providing direct connections to Newcastle and Carlisle. For motorists, the nearby A69 ensures easy access to major road networks across the region.

Families will appreciate Hexham's excellent schools, including a selection of highly regarded primary and secondary options, as well as nearby private and independent schools, providing outstanding educational opportunities for children of all ages.

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The internal accommodation comprises a welcoming original tiled foyer, which has been carefully and sympathetically refurbished. This impressive entrance retains many period features, including historic wood panelling, original flooring, elegant cornicing, stained glass windows, and a striking feature fireplace. The communal hallway also benefits from the convenience of a shared lift.

The apartment opens into an entrance hallway with a WC conveniently located to the right, leading through to a spacious open-plan kitchen and dining area.

The kitchen is modern in design, offering a clean and streamlined aesthetic ideal for contemporary living. It features sleek handleless cabinetry in a soft grey tone, complemented by grey worktops. Integrated appliances include an electric hob, built-in oven, dishwasher, and fridge freezer, along with generous cupboard storage throughout. This space flows seamlessly into an impressive lounge area with dual-aspect windows, allowing for excellent natural light.

The property offers two double bedrooms. The principal bedroom features a charming cast-iron fireplace and dual-aspect windows, while the second bedroom is also a well-proportioned double.

A well-appointed bathroom completes the accommodation, featuring a bath 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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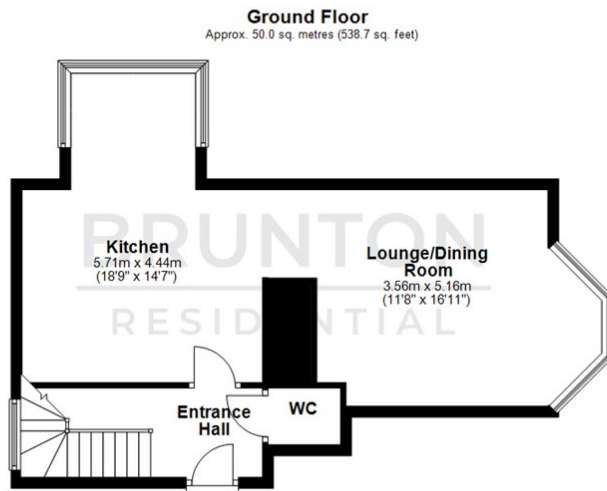
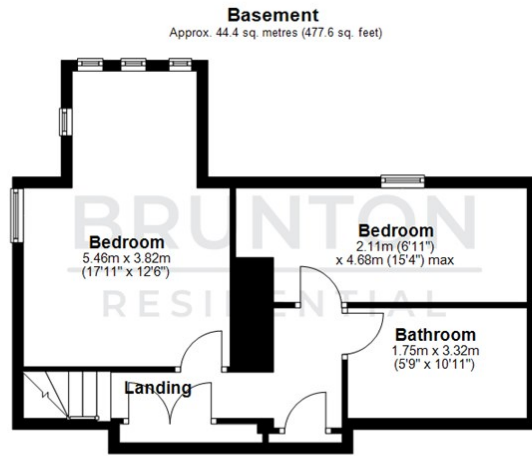
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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