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MARKET STREET, HEXHAM, NE46

Offers Over £235,000

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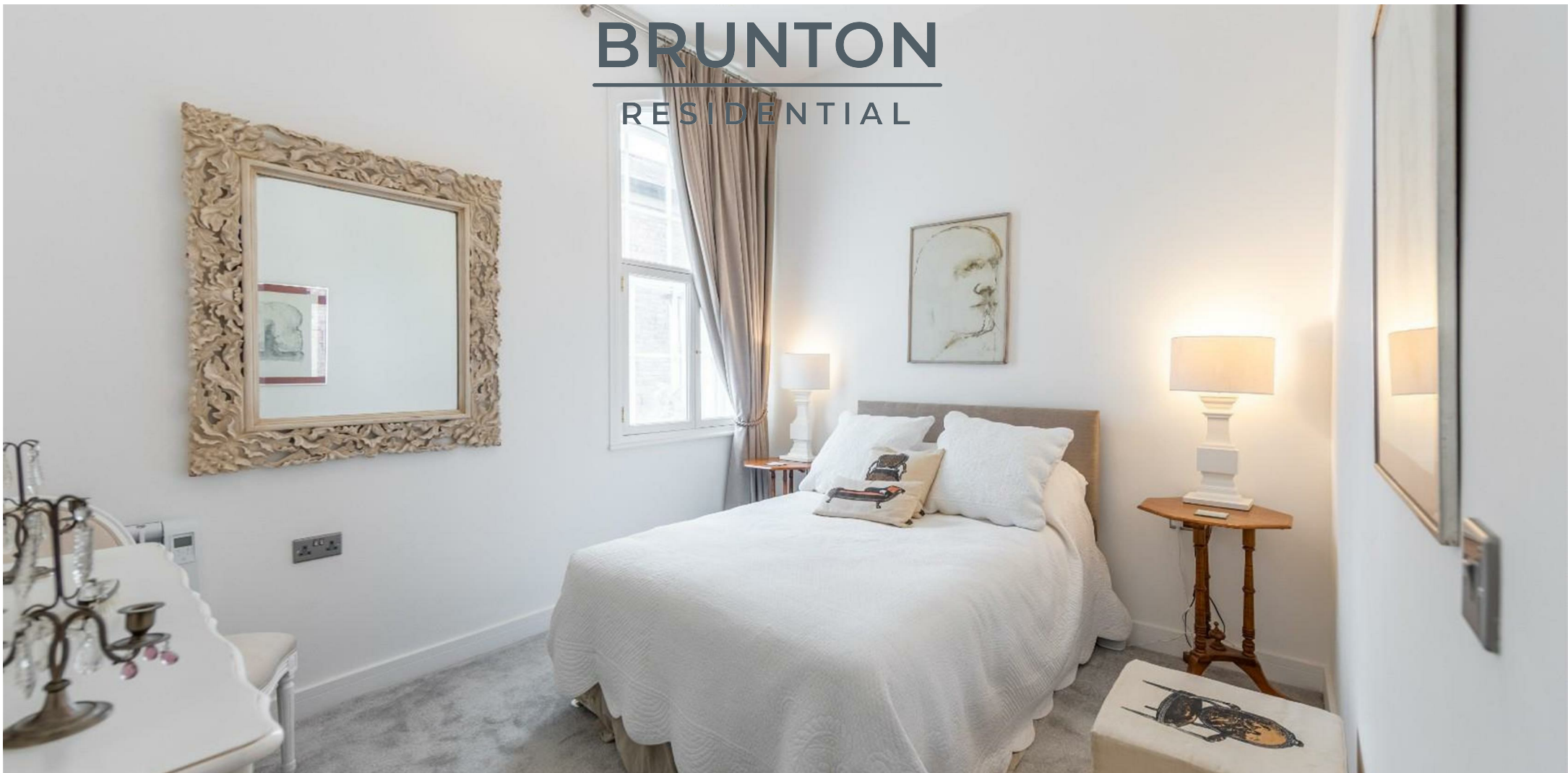
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Beautifully presented two-bedroom ground-floor apartment, forming part of the historic Grade II listed Hadrian House development in the heart of Hexham.

The property centres around an impressive open plan kitchen, dining and living space, creating a bright and sociable layout ideal for modern living. The contemporary kitchen features quality cabinetry, integrated appliances, stone work surfaces and a substantial central island, while large arched windows provide excellent natural light throughout the day. Further accommodation includes two well-proportioned bedrooms and a stylish modern bathroom, all presented to a high standard.

Situated in the heart of Hexham on Market Street, the apartment enjoys immediate access to the town's excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Hexham is a highly regarded market town, renowned for its historic character and cultural attractions, including Hexham Abbey and the Queen's Hall Arts Centre. Regular rail services provide convenient connections to Newcastle, Carlisle and the wider Tyne Valley, while the A69 offers excellent road links across the region. Offering low-maintenance living in a central and well-connected location, the property is likely to appeal to professionals, downsizers and those seeking a Northumberland base.

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The internal accommodation comprises: a private entrance door opening into a welcoming hallway, providing access to all rooms within this beautifully presented ground-floor apartment. Forming part of the historic Grade II listed Hadrian House development, the property has been exceptionally well maintained and offers stylish accommodation finished to a high standard throughout.

The impressive open plan kitchen, dining and living room is the standout feature of the home, extending to over 16ft in both directions. Large arched windows flood the room with natural light, enhancing the sense of space and creating an inviting setting for everyday living. The contemporary kitchen is fitted with quality shaker-style units, stone work surfaces, integrated appliances and a substantial central island, while the living and dining areas offer ample room for furnishings and entertaining.

The main bedroom is a generous double room with high ceilings and a tall window, creating a bright and airy feel. The second bedroom is well proportioned and currently arranged as a dressing room, offering flexibility for a range of uses, including a guest bedroom or home office. Completing the accommodation is a stylish bathroom, finished with contemporary tiling and fitted with a bath, rainfall shower, wash hand basin and WC.

Further features include recessed lighting, quality floor coverings, modern electric heating and tasteful décor throughout.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D

Ground Floor
Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 53.7 sq. metres (578.3 sq. feet)



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			
		67	67
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	