

BRUNTON

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BOWMAN DRIVE, HEXHAM, NE46

£175,000

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Stylish & Well Presented Two Bedroom Second Floor Apartment Enjoying a Generous Open Plan Lounge/Diner & Kitchen Space, Two Double Bedrooms, Bathroom, Ensuite, Allocated Parking Space & No Onward Chain.

This superb apartment is ideally located on Bowman Drive, Hexham. Bowman Drive, which is placed towards the West End of Hexham, is perfectly situated to provide easy access into Hexham Town Centre with its excellent array of shops, cafes and restaurants.

The apartment is also situated a short walk from Hexham Golf Club, Tynedale Cricket Club and Hexham Tennis Club offering easy access to an array of sporting activities.

Also placed nearby is The Sele park and gardens offering beautiful open green space and excellent local transport links are also found with Hexham Railway Station only a 10-minute walk away.

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The internal accommodation briefly comprises: A communal entrance hall with secure entry phone system. From the apartment you enter into central hallway, where you'll find a useful storage cupboards to the right and left, along with access to a family bathroom featuring a three-piece suite with part-tiled walls. Further along the hallway, on the right, is the first of two double bedrooms, benefitting from its own en suite shower room. To the left, the second bedroom includes a built-in storage unit, offering a practical and comfortable space.

At the end of the hallway, you are welcomed into a generously sized lounge which flows into a well-appointed kitchen. The kitchen is fitted with a range of wall and floor units and includes integrated appliances such as an oven, hob, washing machine and extractor fan, creating a stylish and functional open-plan living and dining area.

Externally, the property enjoys a communal garden planted with a variety of trees, shrubs, and established greenery. A paved approach leads to the front door, while to the rear, the property benefits from an allocated parking space.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent apartment simply demands an early inspection, and viewings are strongly advised.



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TENURE : Leasehold

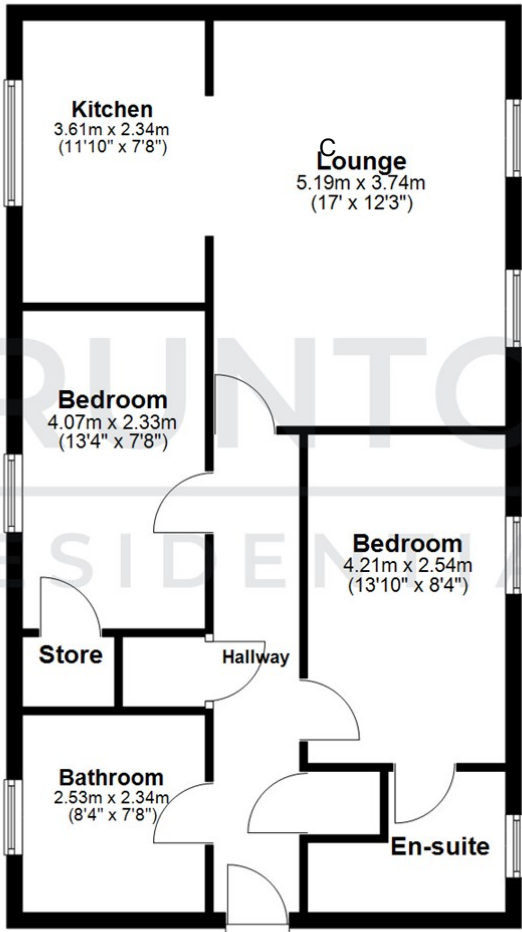
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

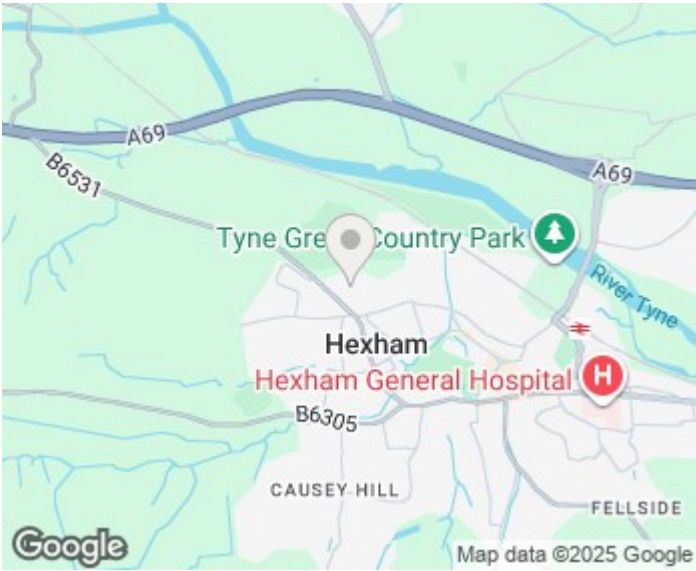
EPC RATING : C

Ground Floor

Approx. 70.5 sq. metres (758.6 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		
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	