

**BRUNTON**  
RESIDENTIAL



**ALEXANDER PLACE, HEXHAM, NE46**

Offers Over £150,000

# BRUNTON

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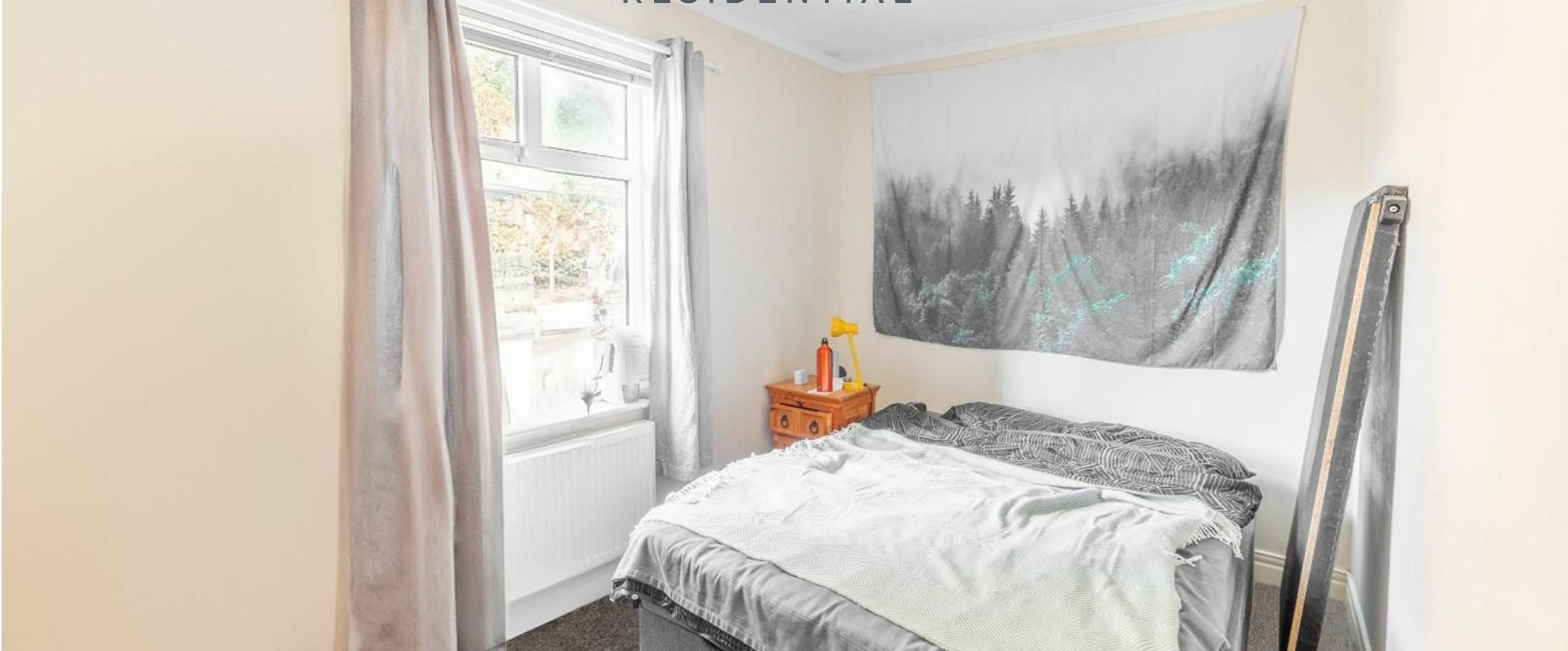
## RESIDENTIAL





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**THREE BEDROOM | FLAT | GREAT LOCATION**

Brunton Residential are delighted to offer this three-bedroom flat, located on Alexander Place in the very heart of Hexham. The property is close to the historic Hexham Abbey and the serene Sele Park. The flat is ideally positioned to provide easy access to central Hexham, with its excellent range of shops, cafes, restaurants, and outstanding local schools.

Transport links are superb, with Hexham Railway Station offering regular services to Newcastle and Carlisle, as well as easy access to the A69 for regional travel.

The property is offered with no onward chain.

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The accommodation comprises an entrance hall with a staircase leading to the first floor, where a storage cupboard is located at the top of the stairs. Upstairs, there are three double bedrooms, one of which is currently used as an additional living room and features a fireplace.

There is a spacious living room with a feature fireplace. To the rear, the kitchen is fitted with a range of wall and base units, along with integrated appliances. The bathroom includes a three-piece suite with a bathtub, overhead shower, and partially tiled walls.

Outside, the property benefits from a low-maintenance paved rear garden, a storage shed, and shared side access on the right.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland County Council

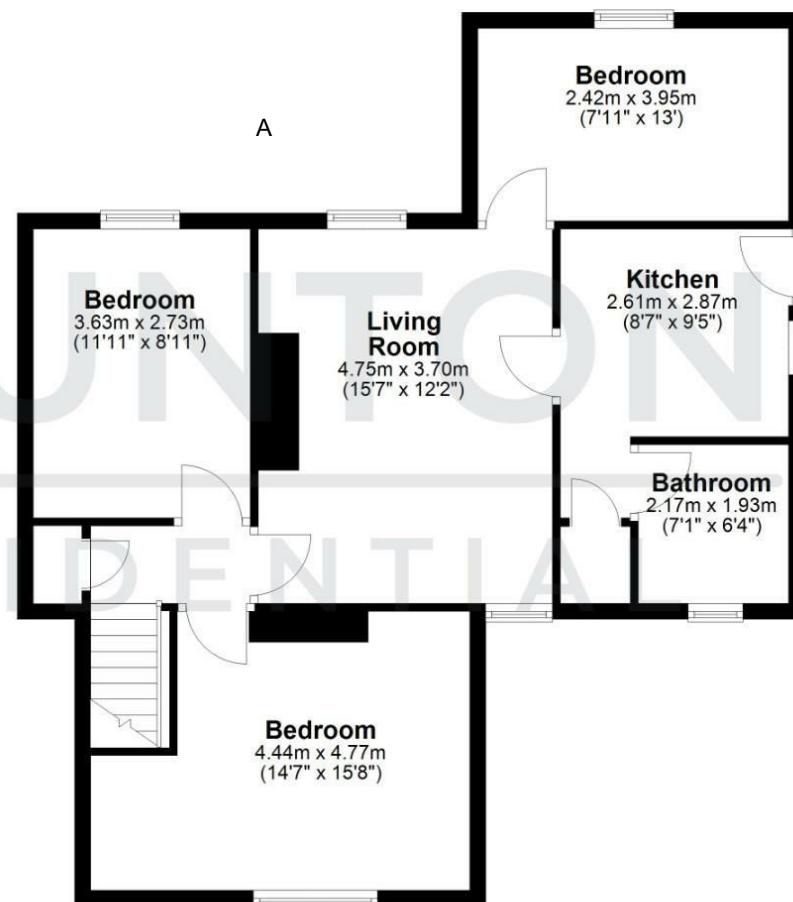
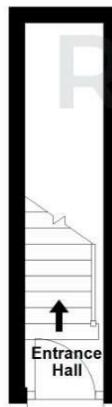
COUNCIL TAX BAND : A

EPC RATING : C

**BRUNTON**

### Ground Floor

Approx. 4.5 sq. metres (48.8 sq. feet)



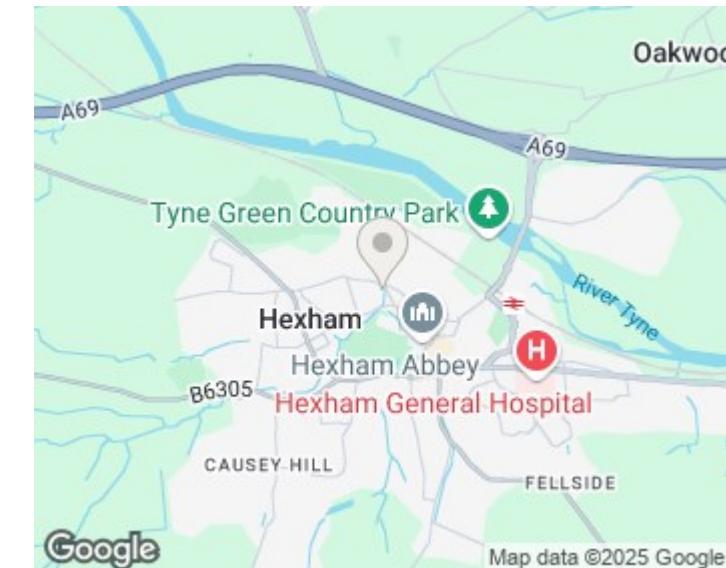
Total area: approx. 79.3 sq. metres (853.2 sq. feet)

### First Floor

Approx. 74.7 sq. metres (804.4 sq. feet)

A

**Bedroom**  
2.42m x 3.95m (7'11" x 13')



#### 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		
EU Directive 2002/91/EC		
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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England & Wales		