

# BRUNTON

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## RESIDENTIAL



**HALLGATE, HEXHAM, NE46**

**£240,000**



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Brunton Residential is delighted to present this exceptional ground floor two-bedroom apartment, ideally located on Hallgate in the heart of Hexham.

The apartment boasts a spacious well equipped kitchen, and an open plan dining/lounge area which leads out onto a private paved terrace. With two generous double bedrooms and a modern bathroom. Additional benefits include a private parking space.

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

Hexham offers excellent transport connections. Hexham Railway Station provides direct links to Newcastle and Carlisle, ensuring easy access to the rest of the region. For those who prefer to drive, the A69 is nearby, offering quick routes to major road networks.

Hexham is home to a selection of outstanding schools, the town boasts a number of well-regarded primary and secondary schools. There are also a variety of private and independent schools in the surrounding area, offering excellent educational opportunities for children of all ages.

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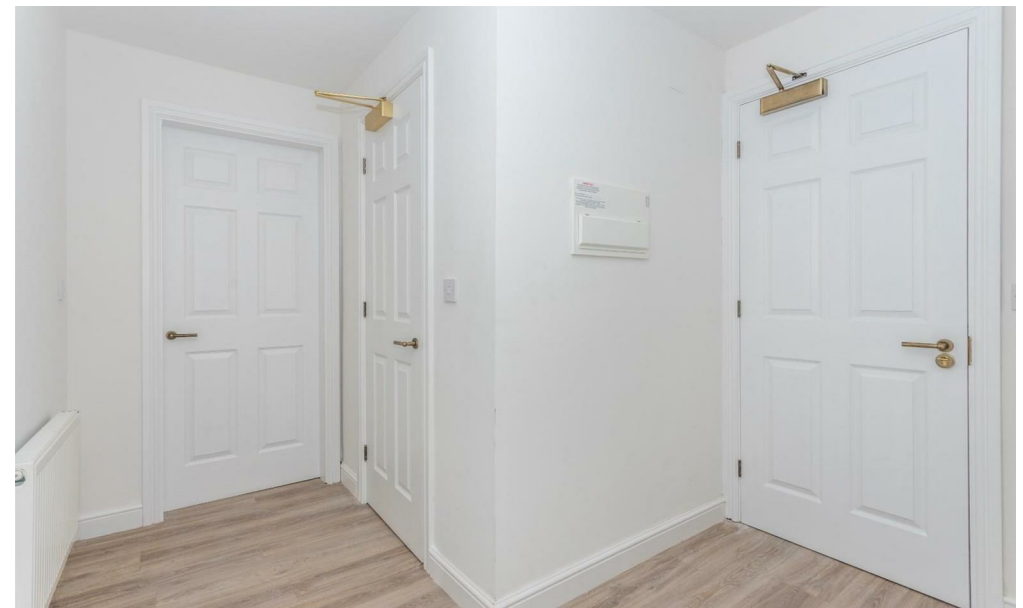
The internal accommodation comprises: A welcoming, original tiled foyer that has been carefully and sympathetically refurbished, featuring historic wood panelling, flooring, elegant cornicing, stained glass windows and a large feature fire place. The communal hall also features a conveniently located shared lift.

The internal accommodation comprises: A welcoming entrance hall with two storage cupboards to either side.

To the right is a spacious dual aspect open plan kitchen, lounge and dining room. The kitchen is modern and offers a clean, streamlined look ideal for contemporary living. It features sleek handle-less cabinetry in a soft neutral tone, complemented by white worktops. Integrated appliances include an electric hob with a black extractor above, a built in oven and generous cupboard storage throughout.

Straight ahead from the entrance hall are two generous rear aspect bedrooms. A well appointed shower room completes the internal accommodation, featuring a spacious glass enclosed shower with contemporary marble effect wall tiles, a vanity unit with an integrated basin and storage beneath, and a WC.

Externally, the property benefits from a private parking space and a paved terrace.



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TENURE : Leasehold

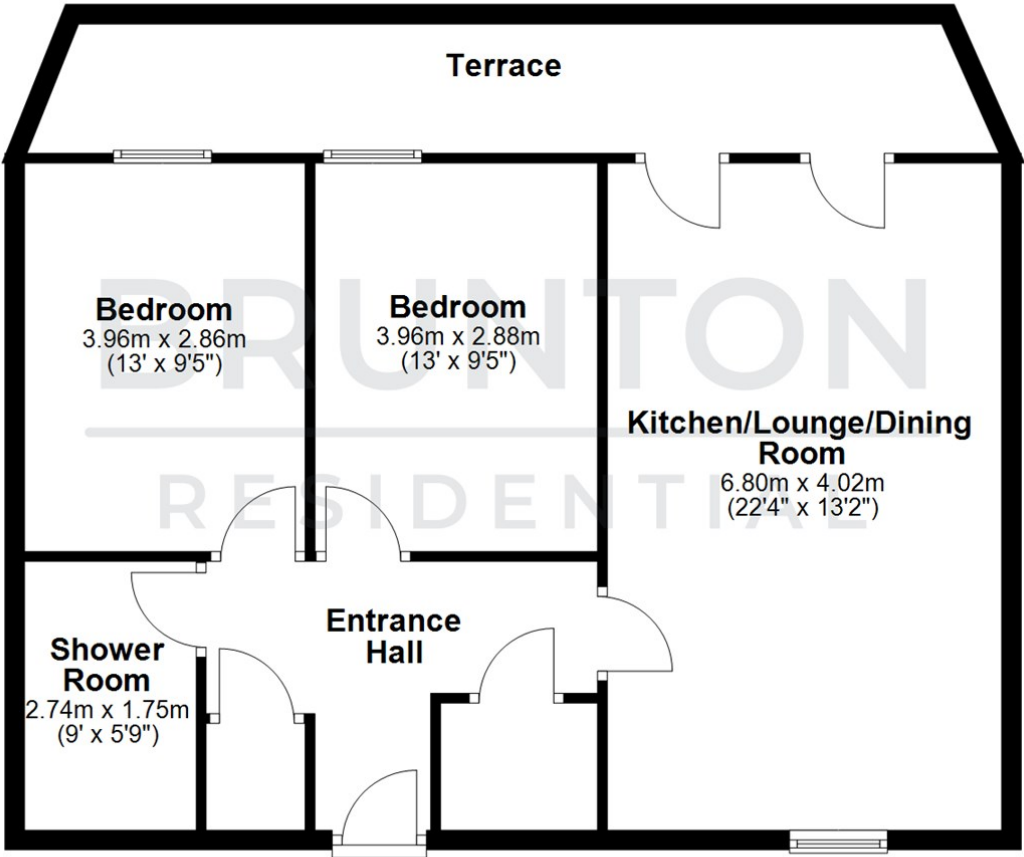
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :

### First Floor

Approx. 81.0 sq. metres (872.2 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		
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		
EU Directive 2002/91/EC		
England & Wales		