

# BRUNTON

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## RESIDENTIAL



**BOWMAN DRIVE, HEXHAM NE46**

Offers Over £160,000



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

**This superb ground floor apartment is ideally located to the ground floor of 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 comprises: Communal entrance hall with secure entry phone system. Private entrance hall with store cupboard.

The hallway then leads through to an excellent open plan lounge/dining and kitchen space with integrated appliances to the kitchen area and panelling to the living space.

The hallway then leads into two good sized bedrooms and to a bathroom with three-piece suite.

Externally, the property offers communal gardens with an allocated parking space. Visitors parking is also provided within the development.

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



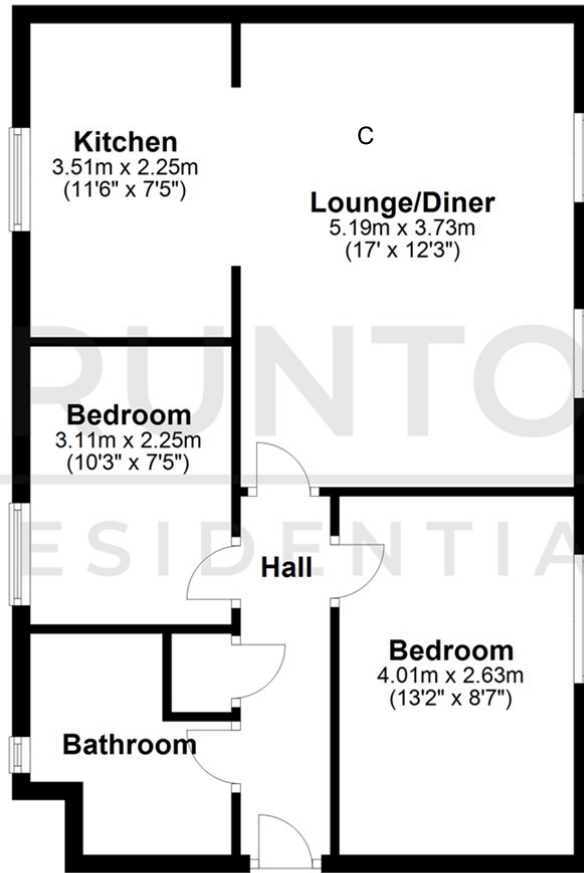


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### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 56.1 sq. metres (603.6 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



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>		78	79
(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	