

# BRUNTON

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## RESIDENTIAL



**BATTLE HILL, HEXHAM**

**Offers Over £100,000**



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Stylish and Well-Presented One-Bedroom Apartment with a Spacious Living Area and Allocated Parking.

This superbly appointed apartment is located in the sought-after Gibson House, right in the heart of Hexham. Offering a generous lounge, a galley kitchen, a double bedroom, and a modern bathroom, this property provides a comfortable and practical living space. With the added benefit of an allocated parking space, it presents a perfect opportunity for investors.

Gibson House is ideally positioned, granting immediate access to Hexham's vibrant town centre, with its array of shops, cafes, and local amenities.

For those commuting, transport links are excellent. Hexham Station is within easy reach, offering direct rail services to Newcastle and Carlisle, while the nearby A69 provides quick and convenient access to the wider region.

Please note - The property is sold with a tenant in situ, with a current estimated yield of over 7%.



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The property briefly comprises a communal entrance hall leading to the apartment. Inside, there is a small entrance area with a storage cupboard, which opens into a spacious lounge with stairs rising to the first floor.

The galley kitchen is fitted with modern wall and floor units and high-quality worksurfaces. An integrated oven with hob and extractor hood, a fridge, washing machine are all included in the sale, there is also a stainless-steel sink with drainer, and splashback tiling.

On the first floor, there is a well-proportioned double bedroom with fitted wardrobes and a storage cupboard.

The bathroom features a low-level WC, bathtub with overhead shower, vanity unit with wash hand basin, heated towel rail, uPVC double-glazed privacy window, and vinyl flooring.

Additional benefits include double-glazed tilt-and-turn windows throughout and a designated parking space. A five-year electrical safety check has recently been completed, and the boiler has been serviced annually.

The property is leasehold with approximately 150 years remaining, and no ground rent is payable.

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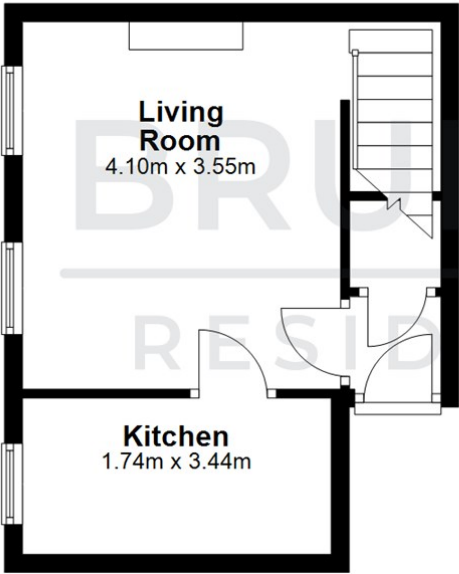
TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

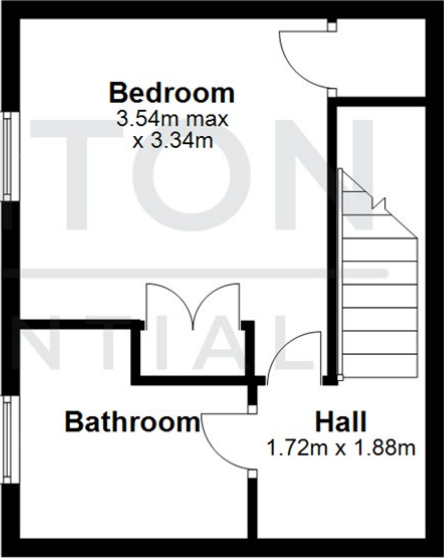
COUNCIL TAX BAND : A

EPC RATING : C

**Ground Floor**  
Approx. 25.5 sq. metres



**First Floor**  
Approx. 26.3 sq. metres



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) <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 energy efficient - higher running costs		
	71	76
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) <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		
EU Directive 2002/91/EC		
England & Wales		