

# BRUNTON

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## RESIDENTIAL



**HALLGATE, HEXHAM**

Offers Over £165,000

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Brunton Residential is delighted to present this exceptional one 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. With one double bedroom and a modern shower room. Additional benefits include a private parking space.

This property would make an ideal home for those looking to downsize, as well as an excellent opportunity for a holiday let.

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.

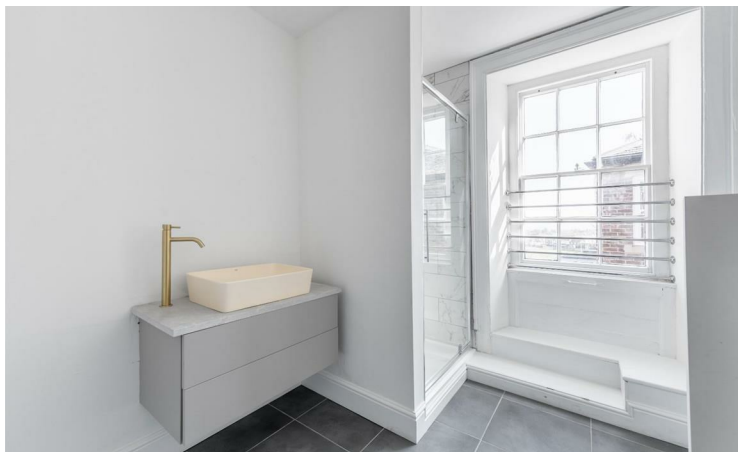
Hexham offers excellent transport connections. Hexham Railway Station provides direct links to Newcastle and Carlisle, ensuring easy access to the rest of the region. For those who prefer to drive, the A69 is nearby, offering quick routes to major road networks.

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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## RÉSIDENTIAL



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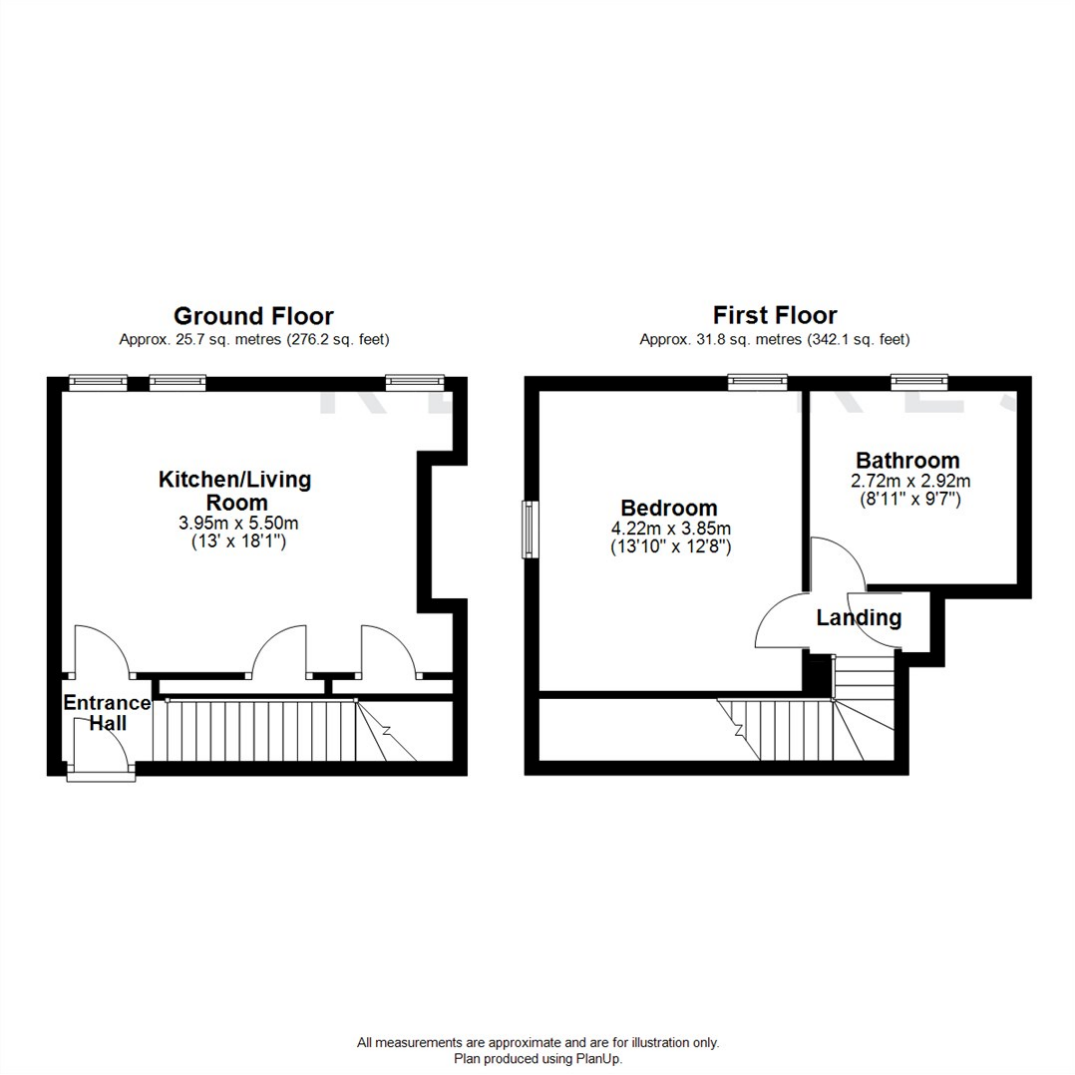
## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |