






High Gables | Hexham | NE46

Offers Over £180,000

RMS | Rook
Matthews
Sayer



 2  1  1

Top Floor Apartment

Communal Gardens

Two Bedrooms

Spacious Lounge

Exposed Beams

Secure Entry

Allocated Parking

Hexham Location

For any more information regarding the property please contact us today.





This is a beautifully unique apartment built into the top floor of an exclusive building in a quiet and private development, with exposed beams, lovely green views, and well-equipped accommodation.

An intercom secure entry system gives remote access to visitors from within the apartment, allowing them to ascend the communal stairwell to the top floor. An added benefit of being on the top floor is having exclusive access to the loft space as well.

From the second-floor landing, the main apartment door opens into a very handy entrance vestibule adorned with hanging space for cloaks and footwear. From there, the hallway leads through the centre of the floorplan, offering access to all rooms in the apartment.

Both the kitchen and lounge are situated to the rear, with beautiful views out over the gardens and the lightly wooded suburban area of the town beyond. Exposed beams, recessed lighting, clever storage spaces, and quirky features all add to the charm and character of the property. It is very easy to fall in love with this place after a brief walk around!

The lounge is a spacious room, again oozing character and quirky features such as exposed beams, vaulted ceilings with recessed lighting, roof light windows, and a lovely understated fireplace to centre your cosy living space around.

Both bedrooms are spacious doubles with more beautiful exposed beams, vaulted ceilings, and plenty of natural light through windows and roof lights. Both have ample floor space for a range of free-standing furniture.

Another well-appointed room is the family bathroom, comprising a contemporary white suite including a bath with shower over and glass shower screen, WC, hand wash basin, and vaulted ceiling with roof light window.

Externally, High Gables boasts beautifully presented, generous gardens for the exclusive use of the building's small number of residents.

Parking is also provided by way of allocated bays for each apartment, as well as designated visitor parking bays.

Hexham town centre is within a five-minute walk, providing all day-to-day amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities, and excellent transport links. The historic market town is renowned for its charming atmosphere, beautiful architecture, and the stunning surroundings of the Tyne Valley, with easy access to countryside walks, Hadrian's Wall, and the North Pennines Area of Outstanding Natural Beauty.

INTERNAL DIMENSIONS

Living Room: 17'1 max x 12'9 max (5.21m x 3.89m)
Kitchen/Dining Room: 19'6 max x 11'0 max (5.94m x 3.35m)
Bedroom One: 13'0 into alcove x 12'9 max (3.96m x 3.89m)
Bedroom Two: 14'10 max x 8'10 max (4.52m x 2.69m)
Bathroom: 8'11 max x 5'10 max (2.72m x 1.78m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

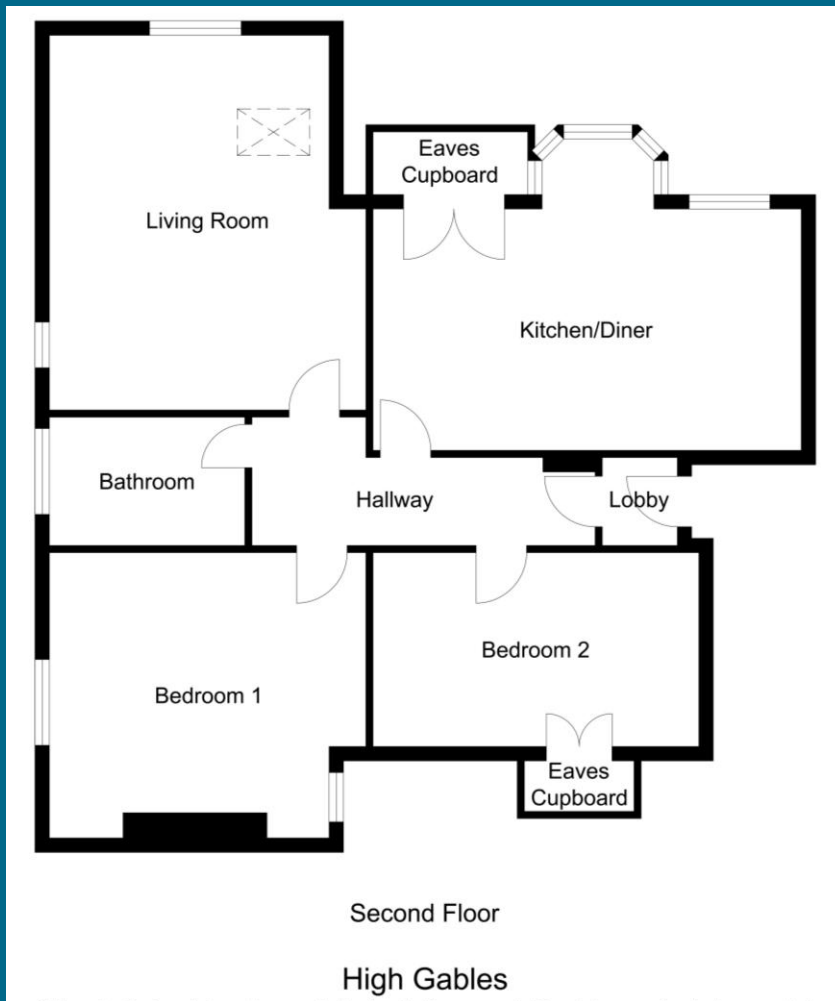
Length of Lease: 125 years from and including 1 February 2002
Ground Rent: Peppercorn
Service Charge: £560 Quarterly

COUNCIL TAX BAND: D

EPC RATING: TBC

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EPC TBC



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.