

# BRUNTON

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RESIDENTIAL



**HALLGATE, HEXHAM**

Offers Over £285,000

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Brunton Residential is delighted to present this exceptional two-bedroom apartment perfectly positioned on Hallgate in the heart of Hexham.

The apartment features a spacious, well-equipped kitchen and a bright, open-plan dining and lounge area. There are two generously sized doubles, complemented by a contemporary bathroom. Additional benefits include a private parking space and characterful features such as corning, architraves, and original fireplaces, adding a touch of historic charm.

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

Hexham offers superb transport links, with the railway station providing direct connections to Newcastle and Carlisle. For motorists, the nearby A69 ensures easy access to major road networks across the region.

Families will appreciate Hexham's excellent schools, including a selection of highly regarded primary and secondary options, as well as nearby private and independent schools, providing outstanding educational opportunities for children of all ages.

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The internal accommodation begins with a welcoming original tiled foyer, which has been carefully and sympathetically refurbished. This impressive entrance retains a wealth of period features, including ornate wood panelling, original flooring, elegant cornicing, stained glass windows, and a striking feature fireplace. The communal hallway also benefits from the added convenience of a lift.

The apartment itself opens into a central entrance hallway. To the left is a spacious and well-appointed bathroom with contemporary tiling, a large walk-in shower, a vanity unit with storage beneath, and a WC.

At the heart of the home is a stylish open-plan kitchen and dining area, designed with modern living in mind. The kitchen offers a sleek, streamlined aesthetic complemented by matching worktops. Integrated appliances include an electric hob, built-in oven, dishwasher, and fridge freezer, alongside generous storage throughout. Dual-aspect windows flood the space with natural light, enhancing both the sense of space and overall ambience.

There is an impressive principal double bedroom, complete with large windows that further enhance the light and airy feel. The second bedroom is also generously proportioned, making it ideal for guests, a home office, or additional living space.

Externally, the property benefits from a private parking space.

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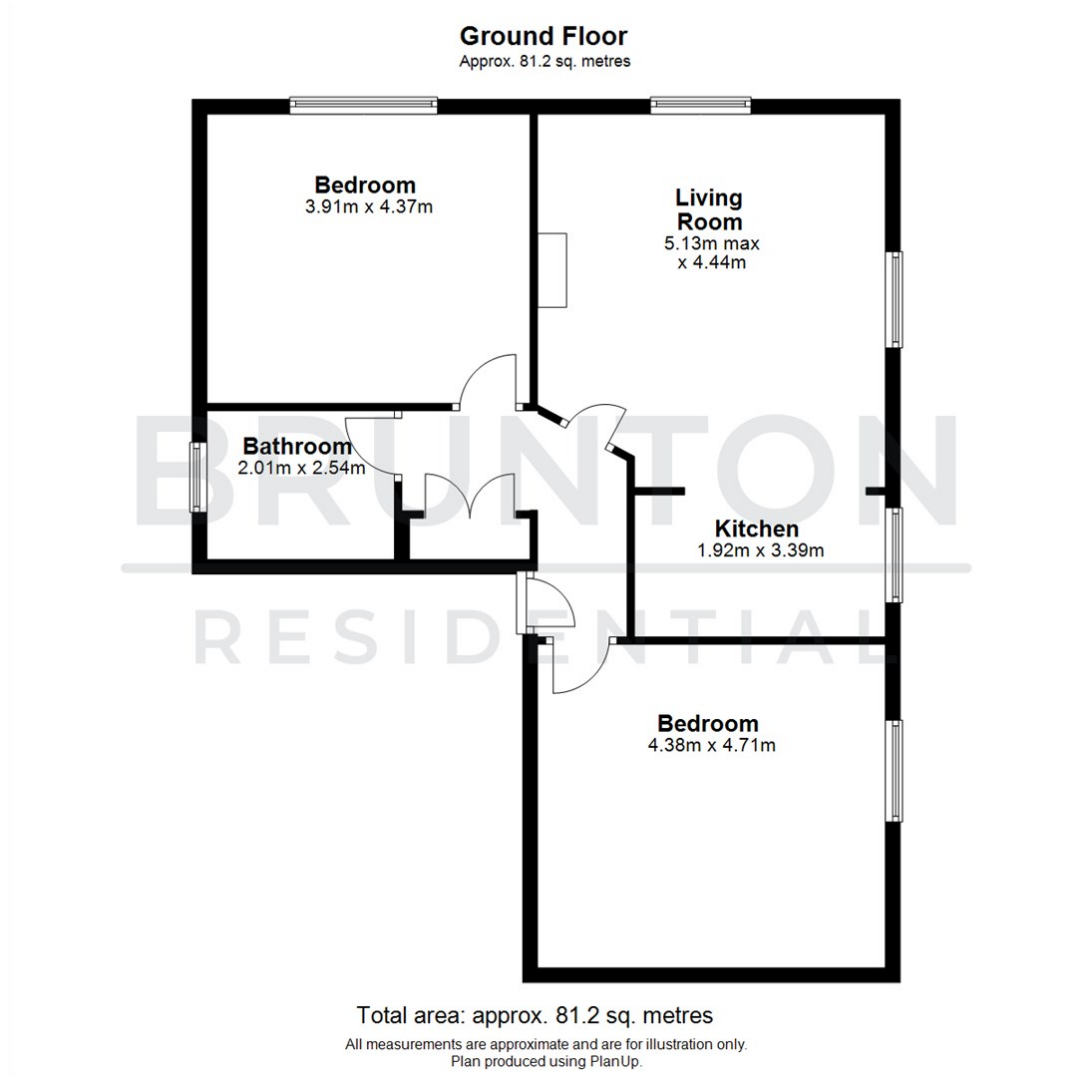
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



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			
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	