

# BRUNTON

---

RESIDENTIAL



**HALLGATE, HEXHAM**

**£200,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Brunton Residential is delighted to present this exceptional one-bedroom cottage, ideally located on Hallgate in the heart of Hexham. Part of Montague Court, an exclusive development of just 16 beautifully designed apartments and cottages, this home offers modern living within a charming and historic setting.

The cottage boasts a spacious, well-equipped kitchen and an open-plan dining area on the ground floor, Utility room, along with a WC. On the first floor, you'll find a generously sized bedroom, open plan lounge and a modern bathroom. Additional benefits include a private parking space.

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.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Upon entering, you are greeted by a spacious open-plan kitchen diner, with stairs leading to the first floor. To the left, you'll find a built-in storage cupboard, while a hallway leads to a practical utility area and a convenient ground-floor WC. The kitchen is well-equipped with integrated appliances, including a fridge-freezer, oven and induction hob. The room benefits from both front and rear aspect windows, allowing natural light to flood the space, and there's ample room for a dining table and chairs.

Upstairs, the first-floor landing opens into a generously sized lounge, a comfortable double bedroom, and a bathroom complete with a bath, overhead shower, vanity sink, and heated towel rail.

Externally, the apartment comes with a designated parking space.



# BRUNTON

## RESIDENTIAL

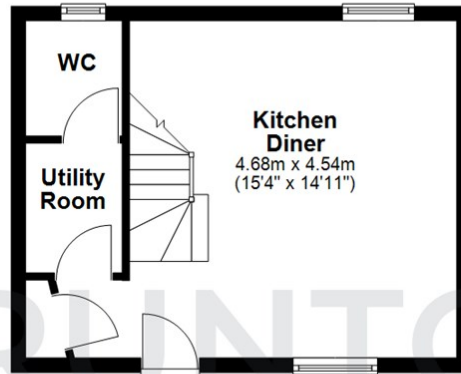
TENURE : Share of Freehold

LOCAL AUTHORITY : Northumberland CC

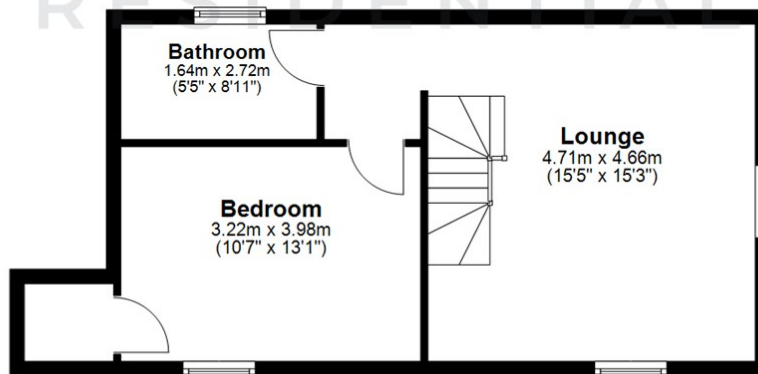
COUNCIL TAX BAND : New Build

EPC RATING :

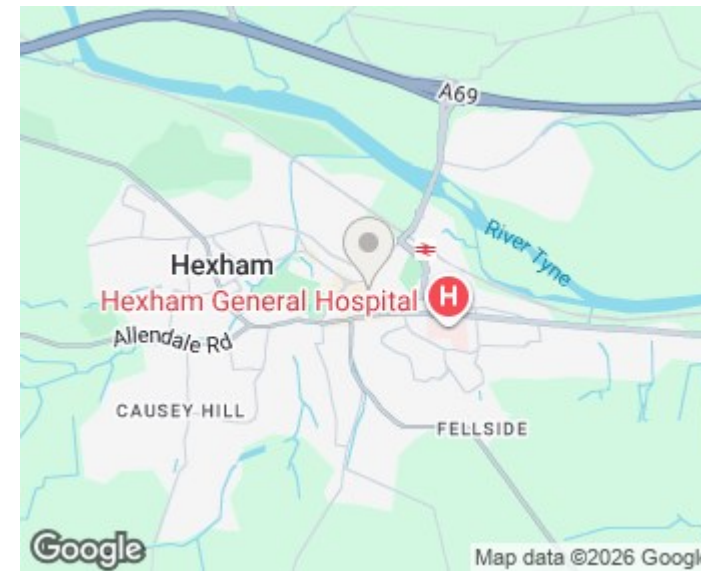
**Ground Floor**  
Approx. 28.0 sq. metres (301.2 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.9 sq. feet)



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			
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		