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BATTLE HILL, HEXHAM

Offers Over £90,000

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

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. The sale includes the kitchen appliances, along with the benefit of a brand new gas boiler and a recent electrical safety check, giving buyers added peace of mind. With the added benefit of an allocated parking space, it presents a perfect opportunity for investors and owner occupiers alike.

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

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Briefly, the property is accessed from a communal entrance hall leading up stairs to the apartment. The entrance area inside the apartment has a large storage cupboard, and opens onto a spacious lounge. From here, stairs rise to the first floor landing.

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, and a washing machine are all included in the sale. There is also a stainless-steel sink with drainer, and splashback tiling to the walls. A new gas combi-boiler was installed earlier this year, and the vinyl flooring was replaced.

Upstairs, the well-proportioned double bedroom has both fitted wardrobes and a storage cupboard. The bathroom features a low-level WC, bath with overhead shower, vanity unit with wash 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 was completed recently.

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

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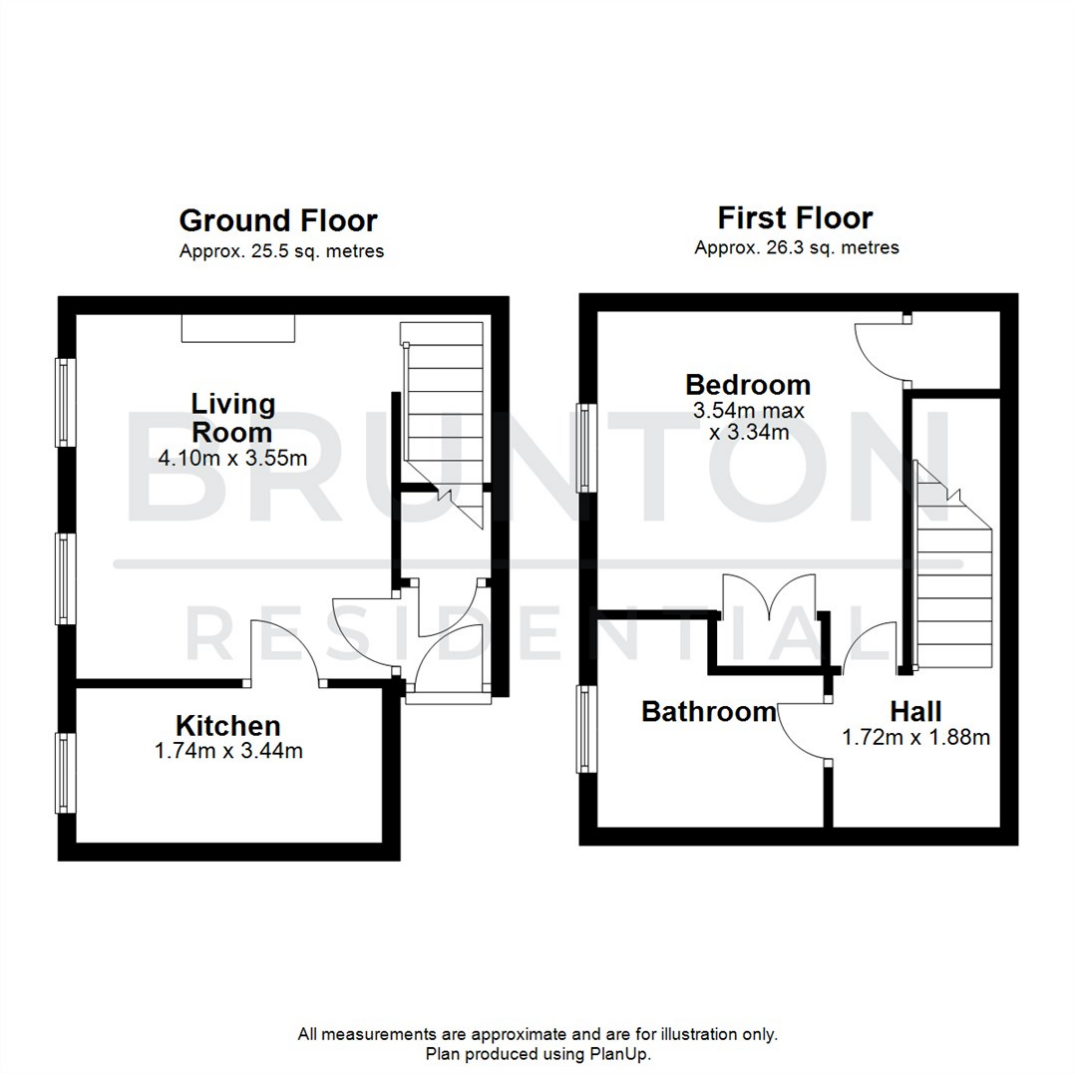
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	