

BRUNTON

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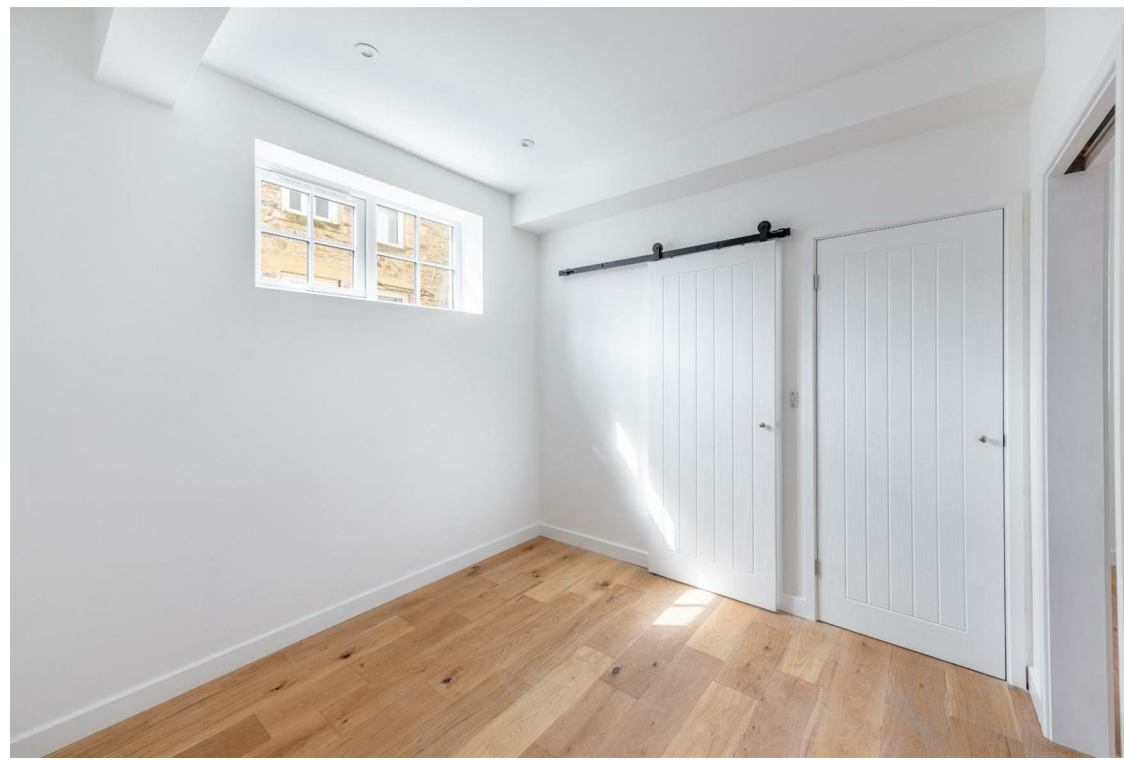


BATTLE HILL, HEXHAM
Offers In The Region Of £150,000

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An excellent opportunity has arisen to acquire this superb one-bedroom ground floor apartment, thoughtfully renovated and refurbished throughout to an impressive standard by the current owners. The property offers stylish, well-appointed accommodation and is ideally suited to a variety of purchasers, including first-time buyers, downsizers, and investors alike.

Conveniently situated within walking distance of the historic market town of Hexham, the apartment enjoys easy access to a wide range of local amenities and services. Hexham offers an appealing blend of traditional charm and modern convenience, with an excellent selection of supermarkets, independent retailers, cafés, restaurants, and specialist delicatessens, together with a well-regarded farmers' market held regularly throughout the year. The town also benefits from a cinema, theatre, leisure facilities, and a variety of professional services. At its centre stands the impressive Hexham Abbey, one of the area's most notable historic landmarks.

The surrounding area caters well for those with an active lifestyle, offering picturesque countryside walks, golf courses, sports clubs, and Hexham Racecourse nearby. The attractive village of Corbridge is also within easy reach and provides a further selection of independent shops, eateries, and artisan businesses. Nearby leisure destinations include Matfen Hall and Close House, both renowned for their excellent hospitality and golfing facilities. In addition, strong transport connections allow for straightforward travel to Newcastle upon Tyne and the surrounding region.

The area is also well served by highly regarded schools, including Sele First School and Queen Elizabeth High School, making the location particularly appealing to families.

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Entrance via a bespoke glazed front door into a generously sized kitchen, thoughtfully designed with a range of high-quality base and wall units, complemented by integrated appliances including a dishwasher, oven, hob, extractor fan, and fridge freezer. There is also ample space for a dining table and chairs if required. A cleverly positioned pop-up power outlet is integrated into the worktop surfaces.

The kitchen flows into a spacious lounge/dining area, offering plenty of room for both relaxing and entertaining. A useful storage cupboard houses the heating system and provides additional space for utility appliances.

Leading through from the living area is a well-proportioned double bedroom with a built-in storage cupboard. The bedroom benefits from an en-suite shower room featuring a large walk-in shower, low-level WC, ceramic wash hand basin, heated towel rail, and tiled splashbacks.

The property is finished throughout with engineered oak flooring and has been carefully designed with both space and innovation in mind, incorporating roller and pocket doors along with thoughtfully positioned windows to maximise light and privacy.

Externally, the property benefits from a private parking space directly outside, together with a cobbled driveway, stone steps, and attractive potted shrubs.

The property further benefits from a high-specification heating system, offering modern comfort and convenience throughout. Smart technology allows the heating and other key features to be controlled remotely via a smartphone, providing effortless day-to-day living with energy efficiency in mind.

The property also benefits from an excellent sound insulation test.

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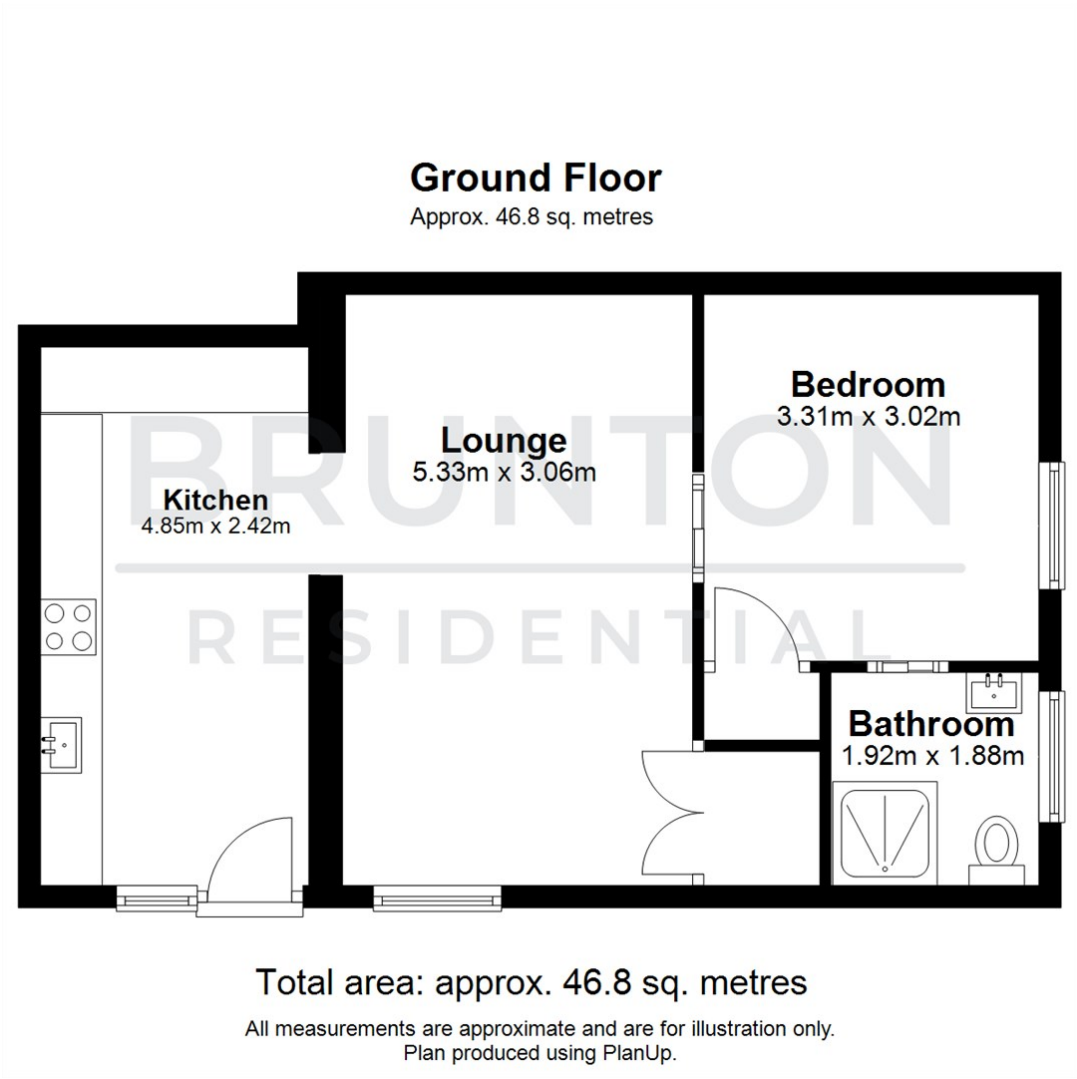
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



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