

# BRUNTON

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RESIDENTIAL



**MONTAGUE COURT, HEXHAM, NE46**

Offers Over £260,000

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Well-presented two-bedroom ground-floor apartment located in Montague Court, Hexham

The property includes a living room and kitchen diner, along with a shower room and two bedrooms positioned across the layout. Externally, there is parking available.

Hexham is a vibrant and highly sought-after market town offering a wide range of amenities, including well-known supermarkets, independent retailers, local delicatessens, and a popular bimonthly farmers' market. Residents also benefit from excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School. Transport links are excellent, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, along with easy access to the A69 for travel across the region.

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The internal accommodation comprises: direct access into a spacious living room with stairs leading up to an upper level, along with access to a bedroom. The living room is well proportioned and benefits from a large window allowing for plenty of natural light, with space for both seating and dining.

From the living room, there is access to a well-sized bedroom, suitable as a double room.

Stairs lead up to the upper level where the kitchen is located, fitted with a range of wall and base units and offering ample space for dining. The kitchen also benefits from good natural light and includes an electric hob and oven with an extractor over, along with plumbing for appliances.

Also on this level is a further bedroom, which is smaller in size and well-suited as a single room or study, along with a shower room fitted with a shower enclosure, wash basin, and WC.

This property has access to a communal courtyard alongside two other properties.



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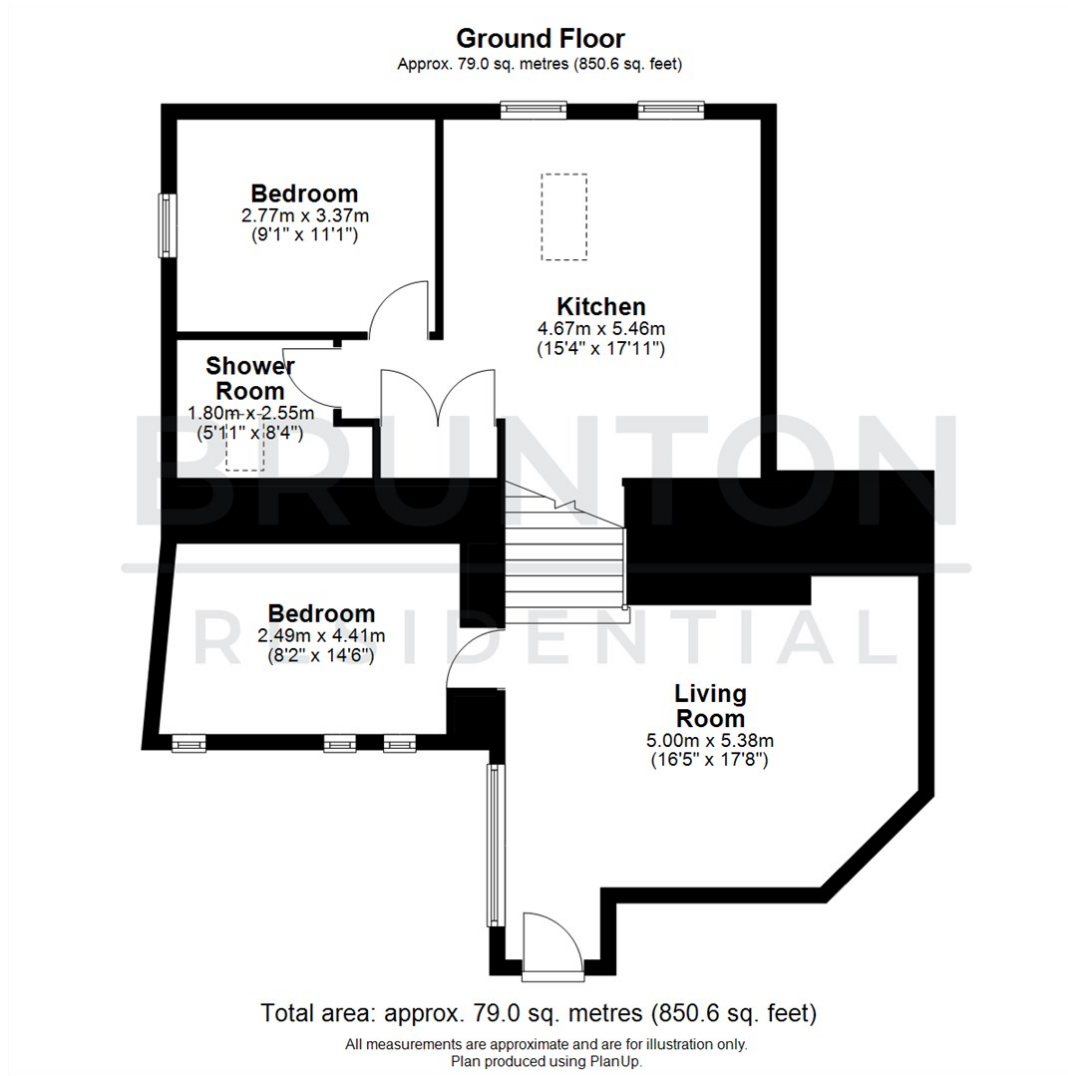
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING : G



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>		<b>16</b>	<b>16</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	