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Bobo Clinic Oriental massage & Handicrafts

Botox
Lip filler

Massage

Suzhou
Embroidery

Cross
Stitch

Hats & Glad Rag

BATTLE HILL, HEXHAM

£120,000

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Stylish and Well-Presented Two-Bedroom Apartment with Spacious Living Areas, Allocated Parking, and No Onward Chain

This superbly appointed apartment is located in the sought-after Gibson House, right in the heart of Hexham. Offering a generous lounge and kitchen area, two double bedrooms, and a modern bathroom, this property provides a comfortable and practical living space. With the added benefit of an allocated parking space and no onward chain, it presents a perfect opportunity for first-time buyers, investors, or those seeking a low-maintenance home.

Gibson House is ideally positioned, granting immediate access to Hexham's vibrant town centre, with its array of shops, cafes, and local amenities. The apartment itself blends contemporary finishes with charming character features, providing a perfect balance of style and functionality.

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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The property briefly comprises an inviting communal entrance hall, leading to the flat. Once inside, you are greeted by a spacious lounge with a window overlooking the front aspect and stairs ascending to the first floor. The kitchen is also located on the ground floor and is equipped with a stainless steel sink with mixer tap, integrated appliances such as an oven and hob, and space for a table and chairs.

On the first floor, there are two well-sized double bedrooms, each benefiting from built-in storage cupboards. The bathroom features a bathtub with an overhead shower, paneling, a ceramic vanity sink, and a WC.

The property benefits from a parking space and comes with no onward chain. It is a leasehold property with 151 years remaining on the lease, an annual ground rent of £20, and an annual service charge of £200. EPC rating is D.

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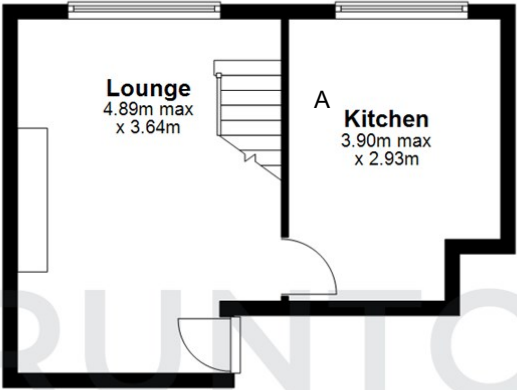
TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

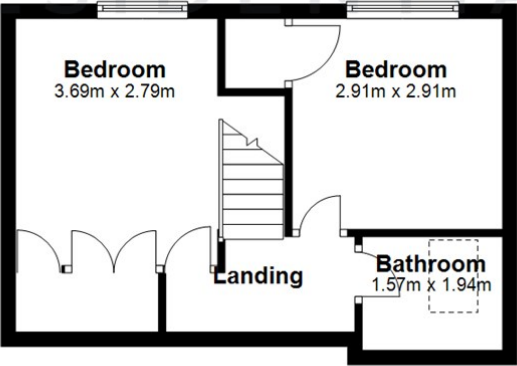
COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor
Approx. 28.3 sq. metres



First Floor
Approx. 30.4 sq. metres



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) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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