



17 BOWMAN DRIVE,  
HEXHAM, NORTHUMBERLAND, NE46 3BU



# 17 BOWMAN DRIVE

Hexham, Northumberland, NE46 3BU

Modern and well-presented two-bedroom first floor apartment situated on a popular development within the West end of Hexham.

- First floor apartment
- Two bedrooms
- Modern kitchen
- Lift access
- Parking
- No onward chain
- EPC rating C



## GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

[hexham@youngsrps.com](mailto:hexham@youngsrps.com)



#### Description

A beautifully presented first-floor apartment set within a highly regarded development in Hexham's sought-after West End. The property offers stylish, contemporary living with well-proportioned accommodation throughout.

Accessed via a secure communal entrance with telephone entry system and lift access, the apartment opens into a welcoming entrance hallway with two useful storage cupboards. The heart of the home is the inviting open-plan living and kitchen area, fitted with modern high-gloss wall and base units and integrated appliances including an electric oven, hob and dishwasher, along with plumbing for a washing machine.

There are two spacious double bedrooms, with the principal bedroom benefiting from a well-appointed en-suite shower room comprising shower enclosure, WC and wash hand basin. The main bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC.

Externally, the property benefits from designated car-port parking to the rear, adding further convenience. An ideal home for professionals, downsizers or those seeking a high-quality apartment in a prime Hexham location.

#### Location

Hexham is a charming and historic market town in Northumberland, renowned for its picturesque setting in the Tyne Valley and its excellent transport links. Steeped in history, the town is home to the beautiful Hexham Abbey, a vibrant marketplace, and a wide selection of independent shops, cafés, and restaurants.

The area offers a strong sense of community and is well-served by a range of local amenities including supermarkets, schools, and healthcare facilities. For outdoor enthusiasts, the surrounding countryside provides ample opportunities for walking, cycling, and exploring the nearby Northumberland National Park and Hadrian's Wall.

Hexham enjoys good connectivity, with regular rail services to Newcastle and Carlisle, and easy access to the A69, making it a convenient base for commuters and families alike.





#### **Services**

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

#### **Charges**

Northumberland County Council tax band C.

Leasehold property- 125 year lease commencing on 31st January 2005

Annual service charge - £2321.40

#### **Referrals**

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

#### **Wayleaves, Easements and Rights of Way**

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

#### **Viewings**

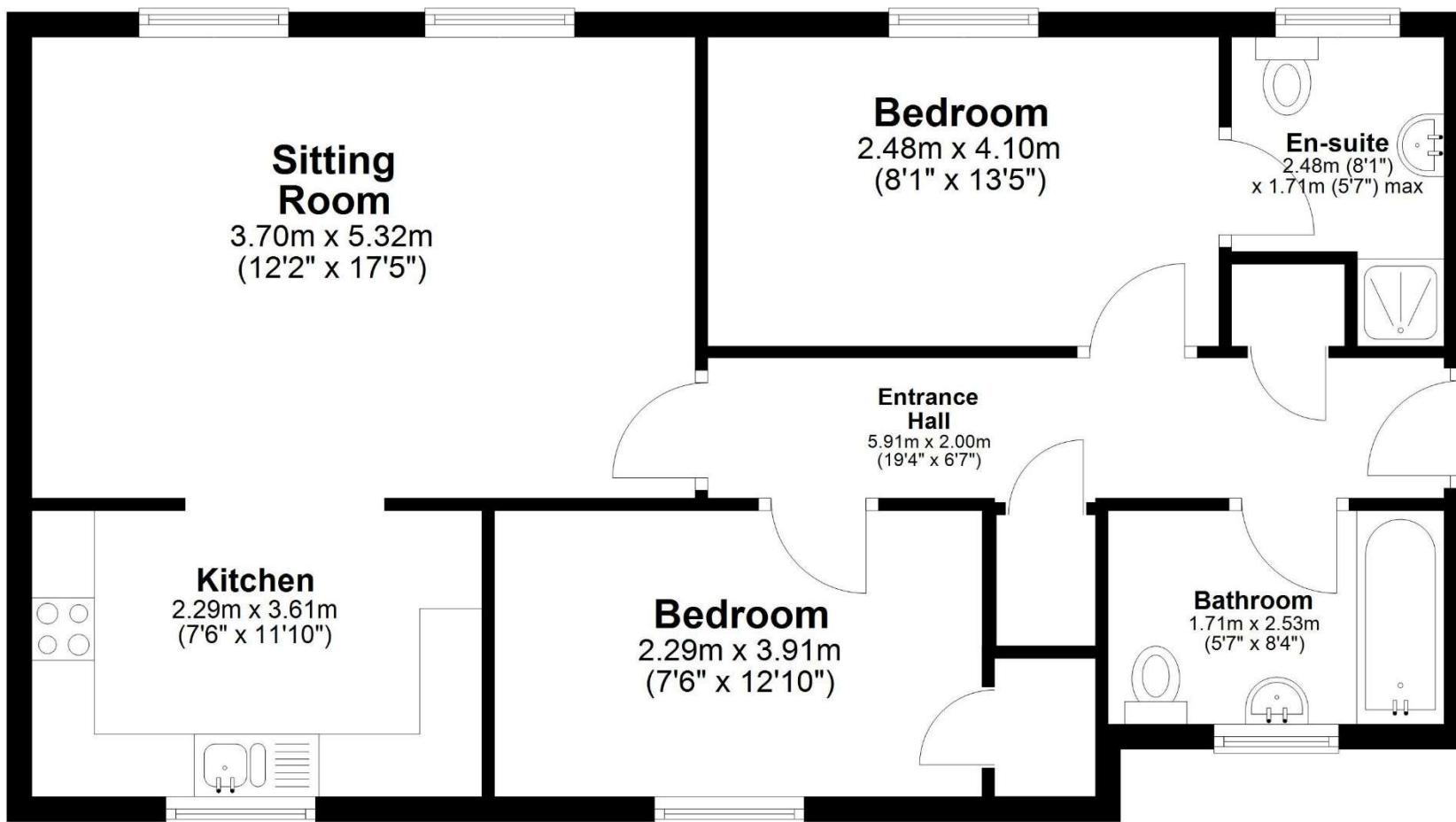
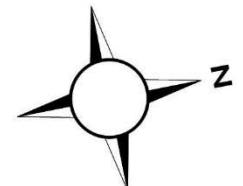
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

#### **Free market appraisal**

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

## First Floor

Approx. 67.3 sq. metres (724.9 sq. feet)



Total area: approx. 67.3 sq. metres (724.9 sq. feet)

**17 Bowman Drive, Hexham**

**www.youngsrps.com**  
**Hexham 01434 608980**



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.