

# BRUNTON

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## RESIDENTIAL



**HALLGATE, HEXHAM, NE46**

**Offers Over £280,000**

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Brunton Residential is delighted to present this exceptional two-bedroom cottage, ideally located on Hallgate in the heart of Hexham. Part of Montague Court, an exclusive development of just 16 beautifully designed apartments and cottages, this home offers modern living within a charming and historic setting.

The cottage boasts a spacious, well equipped kitchen and open-plan lounge/dining area on the ground floor, complemented by two generously sized bedrooms on the first floor. Additional benefits include a private parking space.

Set in the picturesque town of Hexham, the property is surrounded by a rich tapestry of history and culture. Residents will enjoy close proximity to the magnificent 12th-century Hexham Abbey, tranquil parks, and a vibrant market square filled with boutique shops, cosy cafés, and excellent restaurants.

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Upon entry, you are welcomed into an entrance vestibule with stairs leading up to the first floor. Straight ahead, you step into a spacious modern kitchen. The kitchen is well-equipped with integrated appliances, a built-in storage cupboard, and both front and rear aspect windows.

The kitchen flows into a spacious lounge/dining room, featuring a large front aspect window and a useful storage cupboard.

Upstairs, the first-floor landing provides access to two generously sized bedrooms and a family bathroom. The bathroom boasts a stunning stand-alone bath and a walk-in overhead shower.

Externally, the apartment benefits from a parking space and shared courtyard.



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TENURE : Leasehold - Share of Freehold

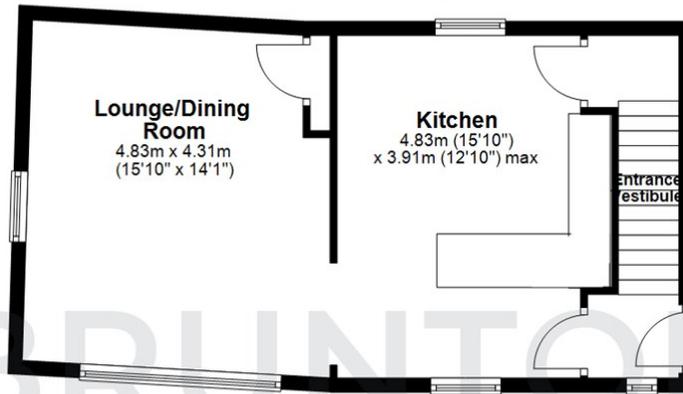
LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND :

EPC RATING : D

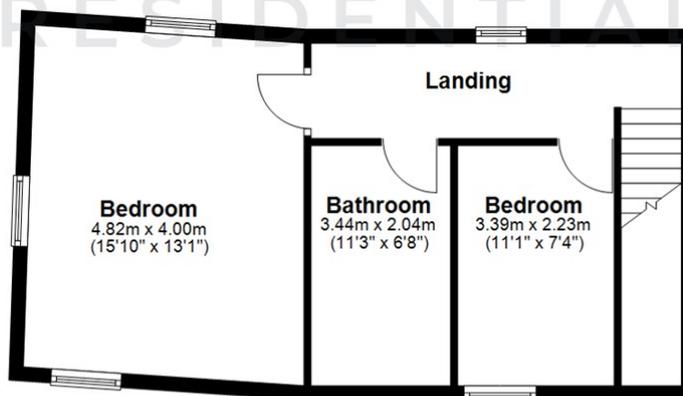
### Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</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	