



## 2 bed apartment to buy in NE46

Eilansgate, Hexham, Northumberland,  
NE46 3EJ

**£200,000** Offers Over

 x 2  x 1  x 2

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two bedroom upper floor
- ✓ Lounge and dining area
- ✓ Communal gardens and two allocated parking spaces
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to present to the market this exceptional two-bedroom upper floor apartment, nestled in the highly desired locale of Hexham. Ideal for an array of potential buyers, this property offers the unique blend of urban convenience and serene residential ambiance.

The apartment boasts two spacious bedrooms, designed to ensure maximum comfort and ease. The bedrooms are complimented by a well-appointed bathroom featuring modern appliances and sleek finishing touches.

A highlight of this property surely is its two reception rooms: a cosy yet spacious lounge perfect for relaxation and a dedicated dining area designed for both intimate meals and larger gatherings. These rooms are beautifully presented and adorned with ample natural light, accentuating the overall ambience of the apartment.

With the added bonus of communal gardens, residents can enjoy the outdoors and well-groomed green spaces right on their doorstep. Ideal for leisurely strolls or a picnic on sunny afternoons.

Further boosting the appeal of this property are the two allocated parking spaces, bringing complete peace of mind and convenience every time you step out or return home.

Whether you're a first-time buyer on the search for your perfect starter home or a seasoned property investor interested in expanding your portfolio, this Hexham based apartment is an opportunity not to be missed.

Additionally, being positioned in Hexham, the apartment enjoys close proximity to a host of local amenities including shops, schools, and transport links, making everyday living a breeze.

Don't miss this unique chance to own a slice of Hexham's real estate charm. Contact us at Pattinson Estate Agents to arrange your viewing today.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 998

Annual Service Charge Amount: £2,100.00

Price: Offers Over £200,000

Property Type: Apartment

Parking: Allocated

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Communal Entrance

Entrance door, built in storage cupboard, stairs to second floor.



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## Entrance Hall

Entrance door, built in cupboard, sky light window, opening up into a dining area,

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## Dining Area

*2.50m x 2.10m (8'2" x 6'10")*

Velux window, double radiator.

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## Lounge

*4.60m x 3.20m (15'1" x 10'5")*

Secondary glazed sash window, radiator, down landing, borrowed light window.

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## Kitchen

*3.20m x 2.90m (10'5" x 9'6")*

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, gas hob with extractor hood over, integral fridge, freezer, single radiator, borrowed light window, down lighting, access to loft space, rear aspect window.

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## Inner hallway

Built in cupboard, down lighting.

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## Bedroom One

*4.30m x 3.00m (14'1" x 9'10")*

Sky light window, double radiator, storage into eaves, down lighting, borrowed light window.

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## Bedroom Two

*3.20m x 2.90m (10'5" x 9'6")*

Secondary glazed sash window, fitted wardrobes, double radiator, down lighting.

## Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level w.c. partly tiled walls, extractor fan, down lighting, heated towel rail, window.

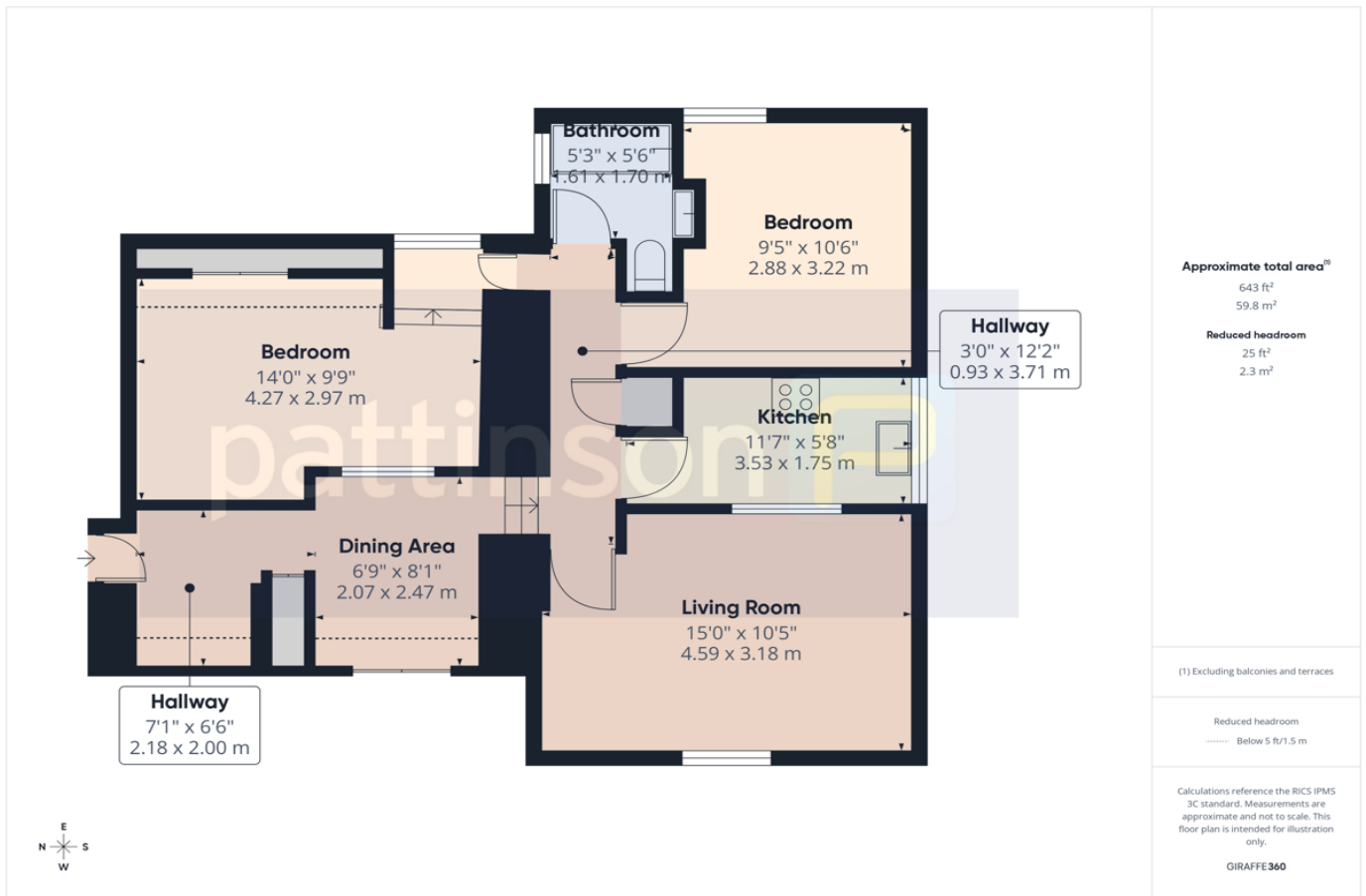


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## Communal gardens

The communal gardens surround the property with lawned area, plants, trees and shrubs with gravelled area having two allocated parking spaces. There is a gravelled driveway leading through to the gardens and parking areas.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Eilansgate, Hexham, Northumberland, NE46 3EJ

Contact your local branch today for more information on this property:

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