

1 HEXTOL COURT

HEXHAM
NORTHUMBERLAND, NE46 2AE

GFW.

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APPROXIMATE MILEAGES

Hexham Town Centre 1.0 miles - Newcastle City Centre 26.0 miles - Hexham Train Station 1.3 miles - Newcastle International Airport 22.6 miles

PROPERTY SUMMARY

A Beautifully Reimagined Ground Floor Apartment at Hextol Court

This exceptional two bedroom ground floor apartment forms part of Hextol Court — a distinguished new conversion where heritage architecture and contemporary design come together in the heart of Hexham.

ASKING PRICE £295,000





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Location

Positioned in a quiet, tucked away setting yet only moments from Hexham's vibrant town centre, this home offers a lifestyle that feels both connected and serene. Hexham itself continues to be celebrated for its exceptional quality of life, recently named one of the happiest places to live in Britain by Rightmove thanks to its strong community spirit, welcoming atmosphere and access to green space.

The Property

Originally built as part of the town's historic hospital and community care estate, the building has been sensitively transformed to create modern homes that retain the generous proportions, solidity and character of their era. This particular apartment captures that blend perfectly: a brand-new interior set within a building rich with history.

Inside, the property has been fully refurbished throughout, offering bright, stylish living spaces designed for comfort and ease. A modern fitted kitchen, elegant bathroom and thoughtfully planned layout make excellent use of natural light, creating a home that feels both uplifting and beautifully composed. The apartment also enjoys its own private entrance, enhancing the sense of independence and ease of access rarely found in conversions of this kind.

A separate utility room adds valuable practicality, keeping laundry and household essentials neatly tucked away and allowing the main living spaces to remain calm, uncluttered and beautifully presented.

From the lounge, direct access to the garden invites you to step outside and enjoy the peaceful green surroundings — a natural extension of the living space and a lovely spot for morning coffee or quiet moments outdoors.

Full fibre broadband supports seamless home working, while the peaceful communal grounds provide a calm, leafy outlook just beyond your door.

A rare advantage in such a central location, the apartment also benefits from its own private garage and a dedicated parking space — adding everyday convenience as well as valuable storage options.

This ground floor apartment at Hextol Court represents a rare opportunity: a home of character, comfort and contemporary style, crafted within a historic building and beautifully updated for modern living.

Tenure & Possession

Leasehold - 999 Years from March 2026.
Service Charge information TBC

EPC Rating

This property has been certified with an EPC Rating of 79/C

Local Authority

Northumberland County Council
Tax Band C

Utilities

The property is connected to mains electricity, water and drainage, and benefits from gas central heating.

Parking

Resident Parking, EV Charging Point & Single Garage

Characteristics

Full Fibre Broadband is connected at the property. Mobile coverage is available. Interested partied are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///serves.whisker.says

Viewings

Viewings are strictly by prior appointment with GFW

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





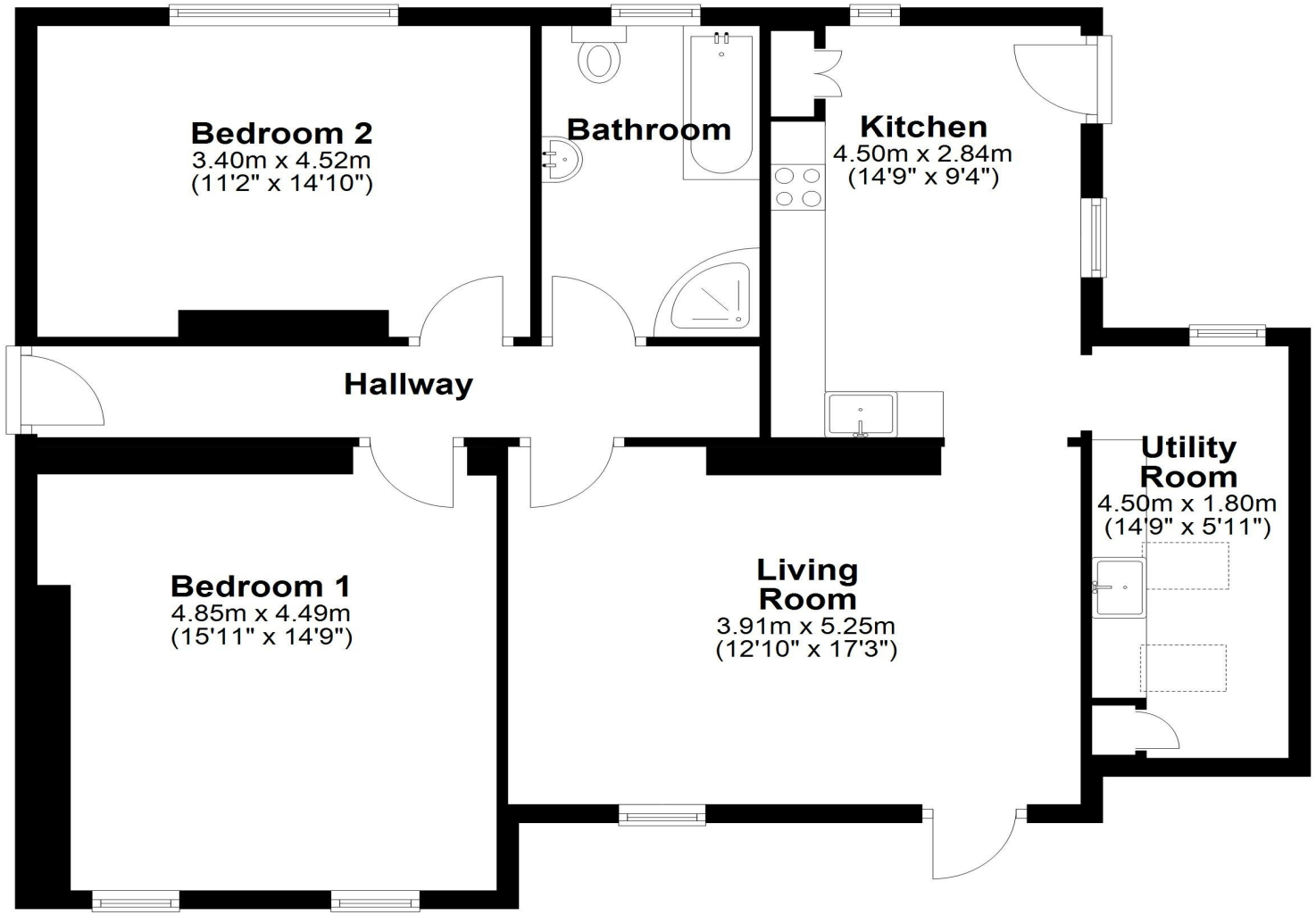






Ground Floor

Approx. 95.2 sq. metres (1025.1 sq. feet)



Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

1 Hextol Court, Hexham

PLAN TITLE

SUBTEXT

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