



Bowman Drive | Hexham | NE46

# Offers Over £155,000

**A superb two-bedroom top floor apartment offered for sale with no onward chain, enjoying elevated views across the beautiful Hexham Golf Course.**

**RMS** | Rook  
Matthews  
Sayer



**Second Floor Apartment**

**Allocated off-Street Parking**

**Two Bedrooms**

**Principal Bedroom with En-Suite**

**Well Maintained Communal Gardens**

**Stylish fitted kitchen**

**Convenient Location in Hexham**

**Well-Presented Throughout**

For any more information regarding the property please contact us today



T:01434 601616

hexham@rmsestateagents.co.uk

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## PROPERTY DESCRIPTION

This superb two-bedroom, top-floor apartment is offered for sale with no onward chain.

The apartment is accessed from the communal stairwell into an airy central hallway, providing doors to all rooms and telecom entry system handset.

The lounge is a generous room situated to the front elevation, with a large window allowing plenty of natural light to flood in. The space is open plan to the kitchen and offers ample room for both living and dining furniture.

Both bedrooms are good-sized double rooms, located to the front and rear respectively, with bedroom one benefitting from a modern en-suite shower room and a large built-in storage cupboard.

The family bathroom comprises a contemporary white suite including bath, WC and wash basin, together with a useful and spacious linen cupboard.

Being on the top floor, the apartment also benefits from access to the loft space and enjoys elevated views across the beautiful Hexham Golf Course.

Externally, Bowman Drive provides allocated off-street parking for all properties, well-maintained communal garden areas and additional visitor parking.

Within walking distance of Hexham town centre, and with a small supermarket just a minute's walk away, the property is exceptionally well placed for everyday amenities.

Hexham is a highly sought-after and historic market town in Northumberland, renowned for its attractive streets, independent shops, cafés and excellent local amenities. Set in the heart of the Tyne Valley, the town offers a superb balance of countryside living and everyday convenience, together with excellent road and rail links to Newcastle, Carlisle and the wider region. With well-regarded schools and beautiful surrounding countryside on the doorstep, Hexham remains one of the most desirable places to live in Northumberland, making this property an ideal choice for a wide range of buyers.

## INTERNAL DIMENSIONS

**Kitchen:** 10'8 max x 6'2 max (3.25m x 1.88m)

**Lounge:** 16'6 max x 12'11 max (5.03m x 3.94m)

**Bedroom One:** 15'0 max x 9'2 max (4.57m x 2.79m)

**En-Suite:** 8'3 max x 8'2 max (2.51m x 2.49m)

**Bedroom Two:** 9'11 max x 8'9 max (3.02m x 2.67m)

**Bathroom:** 8'1 max x 7'2 max (2.46m x 2.18m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 Years from January 2005

Ground Rent: Peppercorn

Service Charge: £1770.96 Yearly

## COUNCIL TAX BAND: C

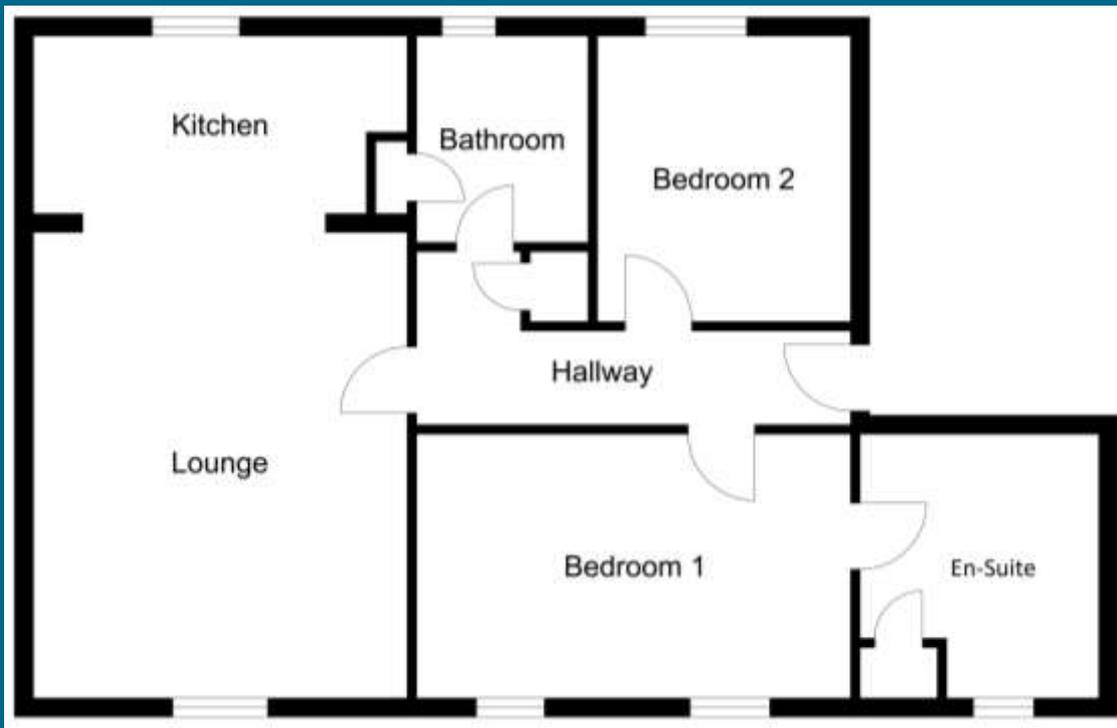
## EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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