



Bowman Drive | Hexham | NE46

Offers Over £130,000

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

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Top Floor Apartment

Allocated Off-Street Parking

Two Bedrooms

Principal Bedroom with En-Suite

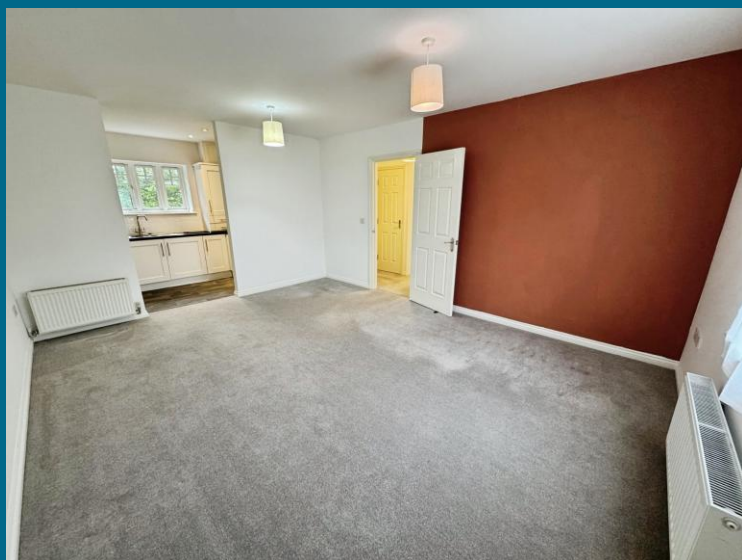
Well Maintained Communal Gardens

Open Plan Kitchen Living

Convenient Location in Hexham

Well-Presented Throughout

For any more information regarding the property please contact us today



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PROPERTY DESCRIPTION

Situated on the top floor of this modern development on Bowman Drive, in the ever-popular market town of Hexham, this spacious and well-presented two-bedroom apartment offers contemporary living within easy reach of the town centre.

The property is accessed via a secure intercom entry system and benefits from allocated parking. Inside, a central hallway provides access to all rooms as well as a spacious and useful storage cupboard. The bright open-plan kitchen, lounge and dining area creates an inviting space for everyday living, entertaining and relaxing.

There are two generously proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room with large built-in storage cupboard or wardrobe. A separate family bathroom serves the remainder of the apartment offering full size bath, wc, basin and yet another storage cupboard. Finished in neutral décor throughout, the property has a fresh, modern feel and is ready to move into and enjoy.

Ideally positioned for convenience, the apartment is within walking distance of Hexham town centre, well-regarded local schools and just around the corner from the nearby Co-op, making it an excellent choice for a whole range of buyers at all ends of the spectrum.

Views are enjoyed from the windows of the apartment over Hexham Golf Course as well as the well-kempt grounds of Bowman Drive.

Being top floor and on the end, the occupier benefits from having no footsteps above and only one adjoining wall meaning the apartment has lots of natural light and minimal background noise from neighbours.

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 of 'Roman Wall country' 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. Not only that, Hexham regularly appears on the list of happiest places to live.

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

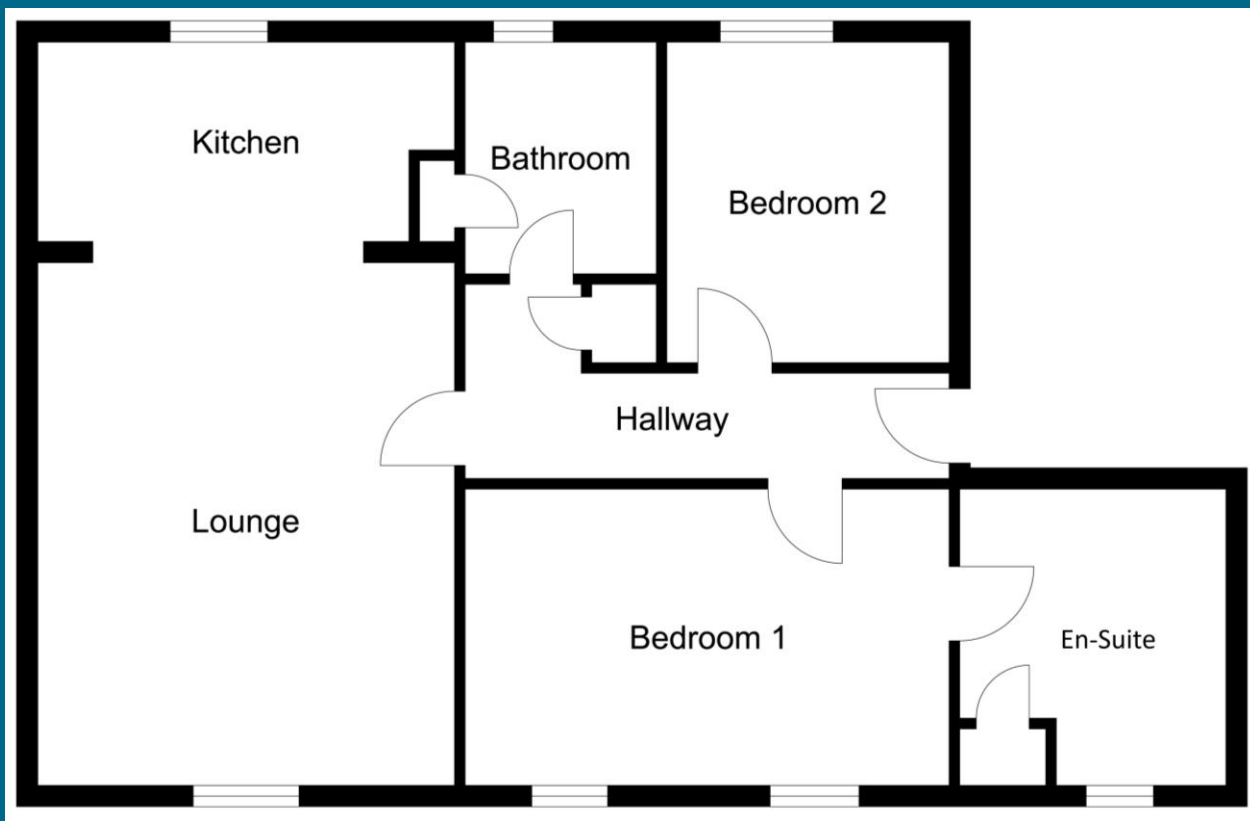
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

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



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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