



## Gisland House

Flat C, Gisland House, Gilesgate, Hexham, NE46 3QF

Guide Price: £80,000

A one bedroom apartment situated in central Hexham with open plan kitchen / lounge with communal car park.

- First floor
- One bedroom
- Open plan kitchen lounge
- No chain
- Allocated Parking
- Good central location
- Fees apply
- EPC rating 73 (C)

**Tel: 01434 608980**

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## DESCRIPTION

First floor one bedroom flat situated near the centre of the popular market town of Hexham. The property comprises of kitchen/living area with a range of wall and base units, integrated oven and hob, fridge freezer and washing machine. There is one bedroom benefitting from en-suite facilities with shower, wash hand basin and WC. The property benefits from a parking space to the rear and is offered with no forward chain.

## LOCATION

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

The property is well placed for the excellent schools in Hexham

## SERVICES

Mains gas, electricity, water and drainage are connected. Electric radiators heat the property.

## CHARGES

Northumberland County Council tax band A.

Annual service charge £75 per month

Leasehold property 99 year lease 85 years left

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980

## FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



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