



## Hextol Court,

Hexham, Northumberland, NE46 2AE

Offers Over: £675,000

A unique opportunity to acquire a substantial detached property comprising of six apartments set in a generous plot within the desirable market town of Hexham.

- Investment opportunity
- Six apartments
- Gardens
- Parking
- Excellent location
- Income potential

Tel: 01434 608980

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

A unique opportunity to acquire a substantial detached property comprising of six apartments set in a generous plot within the desirable market town of Hexham.

This is a fantastic opportunity with the apartments currently generating a regular rental income with potential for further income.

Externally the gardens offer privacy and are mainly laid to lawn, with a hard standing area for parking and 5 garages.

### APARTMENT 1

Two bedroom ground floor apartment.

Council tax band C.

### APARTMENT 2

Two bedroom ground floor apartment.

Council tax band C.

### APARTMENT 3

Two bedroom first floor apartment.

Council tax band B.

### APARTMENT 4

Two bedroom first floor apartment.

Council tax band B.

### APARTMENT 5

Two bedroom second floor apartment.

Council tax band A.

### APARTMENT 6

One bedroom second floor apartment.

Council tax band A.

## LOCATION

Hextol Court is situated in the West End of Hexham, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. 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.

## SERVICES

Mains electricity, water and drainage are connected. The building is connected to mains gas, all apartments benefit from gas central heating except apartment 6.

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