



**\*\*AVAILABLE JUNE 2026\*\* \*\*FURNISHED\*\***  
**\*\*TWO EN SUITES & PRIVATE OUTSIDE SPACE\*\*** A delightful, lower ground floor Victorian conversion apartment situated on Belle Grove Terrace, Spital Tongues. Belle Grove Terrace, close to the Newcastle Universities and the Newcastle Hospitals is perfectly placed to give access to Leazes Park, the surrounding greenery and indeed Newcastle City Centre itself.

Set behind a communal front garden, with steps down to a private front door entrance into the apartment. The property itself briefly comprises; entrance hallway area, with fitted storage cupboards, through into a 23ft lounge/diner, bright and airy with wood flooring; open to a modern fitted galley style kitchen with appliances; bedroom one, measuring 14ft with fitted alcove wardrobes and benefiting from an en suite shower room WC; to the rear, a hall with utility facilities and door leading to rear yard; bedroom two, a comfortable double with French doors out onto the yard, fitted wardrobes and also an en suite bathroom WC. Externally there is a private, west-facing rear yard with high wall boundaries and access to rear service lane. To the front, a communal garden and on street permit parking.

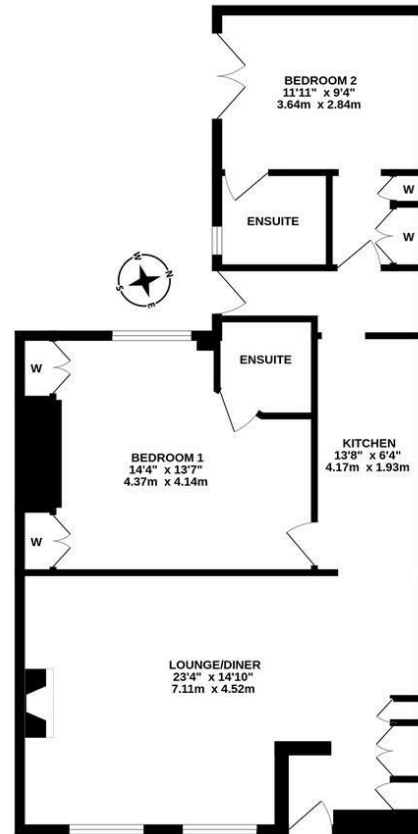
Available on a furnished basis, with gas central heating and double glazed windows throughout. A super, stylish apartment ideal for professionals, not to be missed!

Available 26th June 2026 | £1,300pcm | Furnished  
 | Lower Ground Floor | Victorian Conversion Apartment | 856 Sq ft (79.5 m2) | Two Double Bedrooms | 23ft Lounge/Diner | Two En-Suites | Modern Kitchen | Private Rear Yard | Excellent Location | GCH & DG | Communal Front Garden | On Street Permit Parking | Close To City Centre | Council Tax Band: A | EPC Rating: C

**£1,300 PCM**



LOWER GROUND FLOOR  
 856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

