





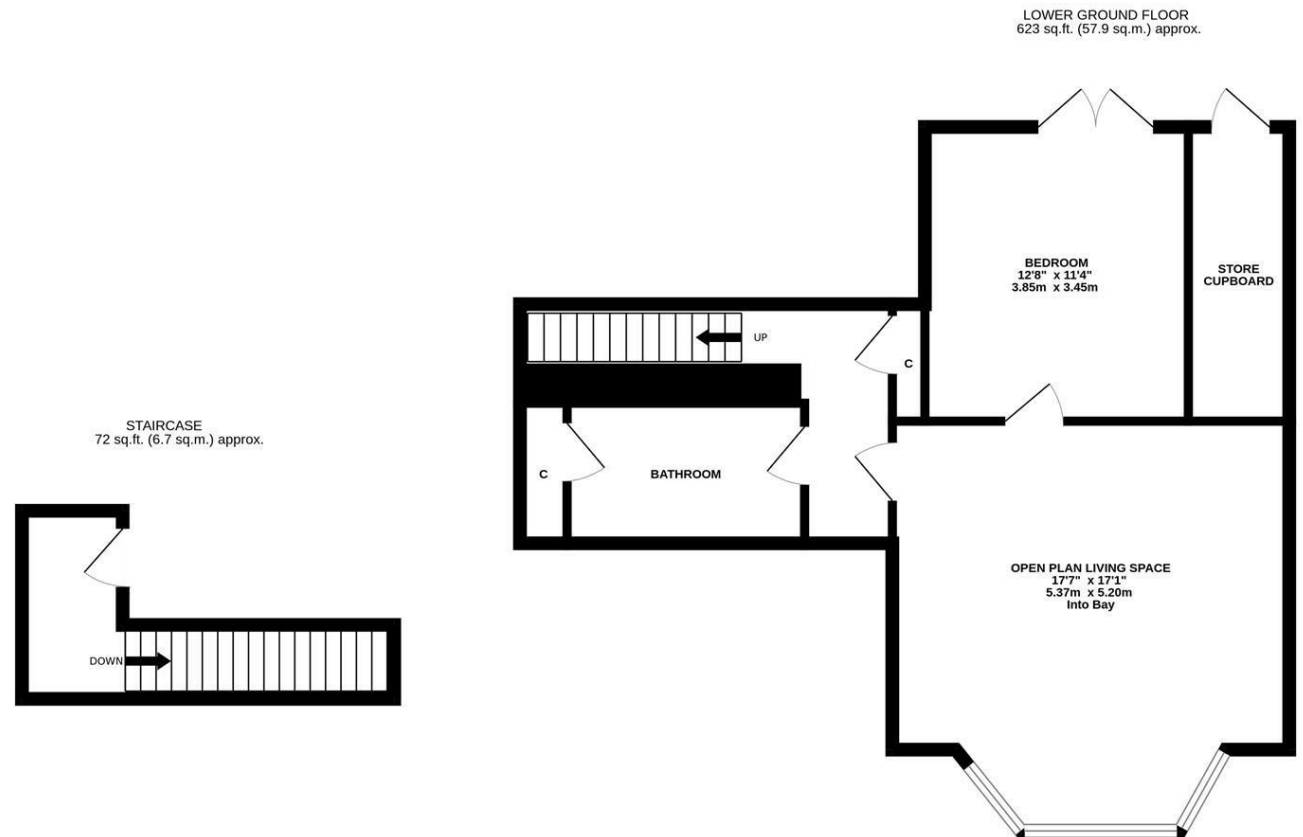
Well presented throughout, this delightful lower ground floor conversion apartment is ideally located on Belle Grove Terrace, Spital Tongues. This quiet picturesque Victorian property overlooks its communal landscaped garden with flower beds, trees and shrubs. The property offers views of Castle Leazes and Leazes Park and is within a short walk to Newcastle's Royal Victoria Hospital (RVI) and Dental Hospital and on to the City Centre, Newcastle University, Newcastle Business School and St James Park.

The accommodation briefly comprises: entrance hall with stairs to the lower ground level; hallway with storage cupboard; an impressive open plan living space measuring 17ft with a south facing walk in bay including sash windows and benefitting from natural light, Parquet flooring, spot lighting; the kitchen itself has white fitted kitchen cupboards and handles, white worktops, integrated appliances including Prima fridge freezer, fan oven, gas hob, microwave and a Bosch dishwasher, sink with side drainer and spot lighting; the double bedroom comprises of full length double glazed door with mortice lock and full length side window, laminate pale grey/white flooring spot lighting and wall light; the bathroom has a Mira combination shower over a bath, glass shower screen, extractor fan, two wall lights and heated towel rail, there is also an enclosed cupboard with shelves for both washing machine and tumble dryer and further space for a laundry basket. The property access can be made through the main ground floor communal hallway entrance or via the stairs at the rear of the property. (\*Should an owner/buyer prefer later, an option of a gate could be added to the top of the stairs at the rear once the property is sold). With a new combination boiler and newly replaced internal doors, this great apartment is nestled in a sought after location and early viewings are deemed essential!

Delightful Lower Ground Conversion Apartment | Well Presented Throughout | 695 Sq ft (64.6m<sup>2</sup>) | One Double Bedroom | An Impressive 17ft Open Plan Living Space with Kitchen | Bathroom | Communal Front Garden | Excellent Location | Leasehold with 980 Years Remaining | Service Charge £1,176 Per Annum | Council Tax Band A | EPC: C

**Offers Over £150,000**

**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.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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