



11D Belle Grove Terrace

Spital Tongues



SANDERSON
YOUNG



**11D Belle Grove Terrace
Spital Tongues, NE2 4LL**

Stunning Conversion Apartment Boasting Beautiful Open Aspect Views Over Leazes Moor, Two Double Bedrooms, Refurbished Bathroom, Highly Impressive Open Plan Kitchen, Diner & Living Room & Private West Facing Terrace!

Overlooking the green open spaces of Leazes Moor, Belle Grove Terrace is excellently located within walking distance of Newcastle University, The RVI and Newcastle City Centre.

Price Guide:
Offers Over £250,000

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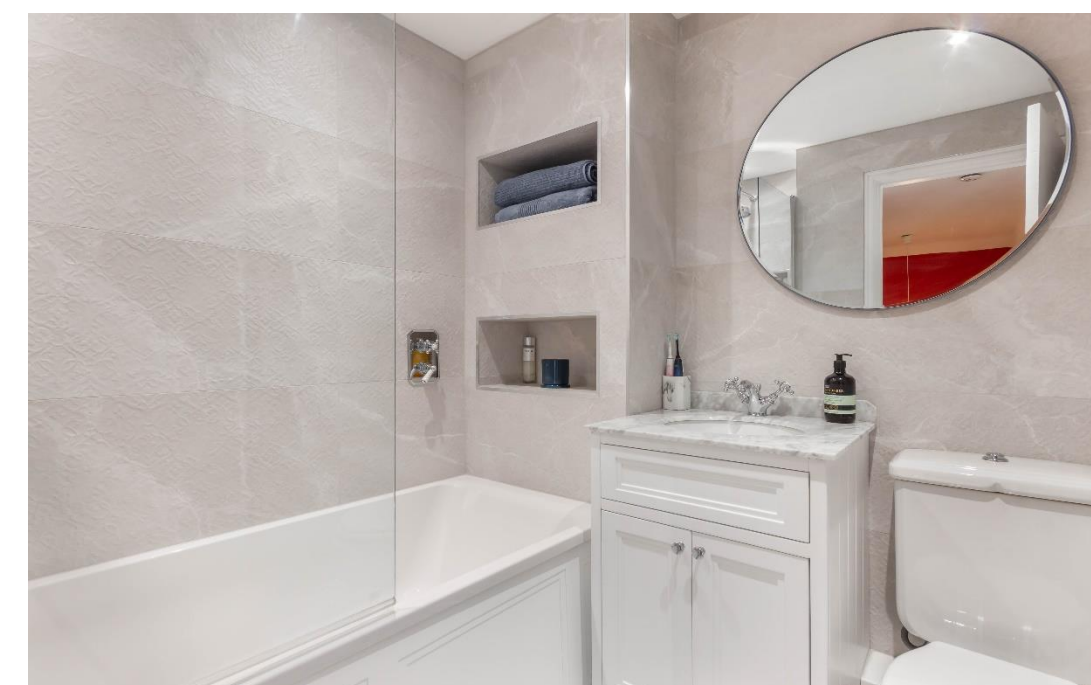
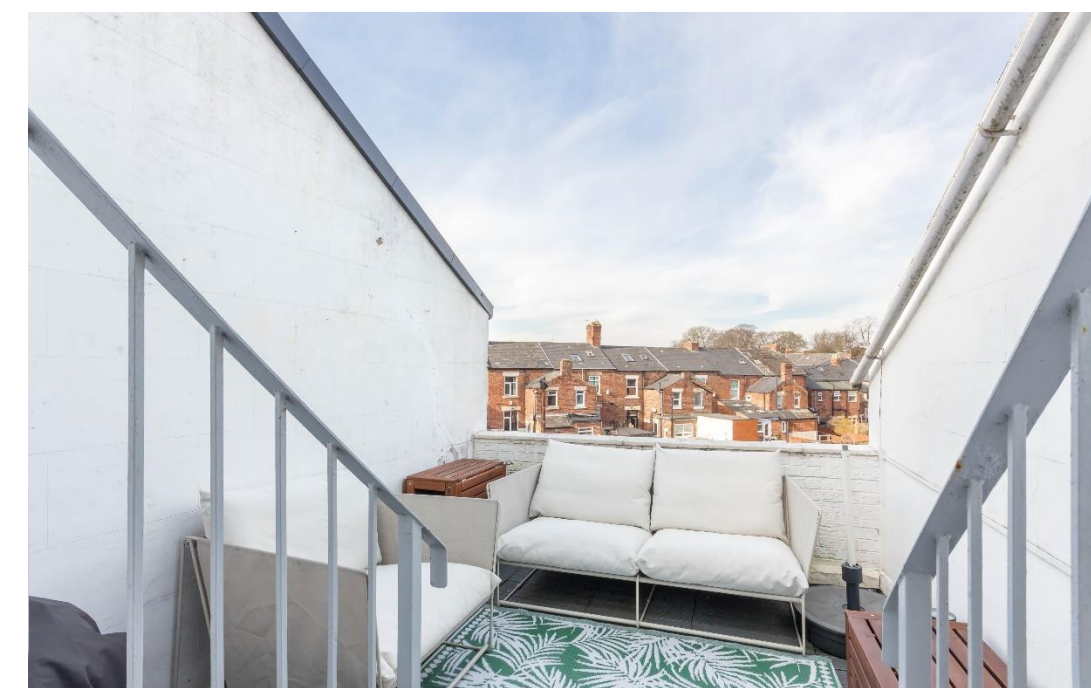




The internal accommodation comprises: Communal entrance with staircase to all floors | Private entrance | Bedroom two which is a fair sized double bedroom situated to the rear, offering fitted storage | Bedroom one is a large double bedroom with fitted wardrobes | Newly refurbished family bathroom with a contemporary three piece suite | To the front of the property is a fantastic open plan kitchen, diner & living room with stunning views over Leazes Moor | The kitchen has been recently refurbished to a very high standard and boasts modern worktops/cabinetry, integrated appliances throughout and a breakfast bar.



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Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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Externally, the property boasts a fantastic and unique private west facing terrace, which is accessed from bedroom one | On street permit parking is also available.

Presented to an immaculate standard throughout, early viewings are strongly encouraged to avoid later disappointment!

Services: Mains gas, electricity, water & drainage |
Tenure: Leasehold | Service Charge: £516 Per Annum |
Council Tax: Band B | Energy Performance Certificate: Rating E

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