



11a Belle Grove Terrace

Spital Tongues



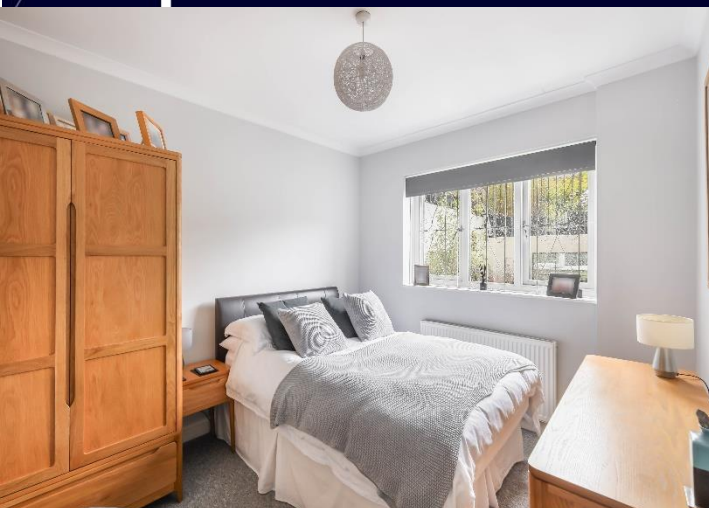
11a Belle Grove Terrace, Spital Tongues

This inviting two bedroom garden apartment welcomes you through its own private entrance, opening into a generous sized living room that immediately sets a warm and homely tone. An impressive bay window becomes the focal point of the space, drawing in soft natural light while perfectly framing views of the beautifully maintained communal garden at the front. A fireplace surround enhances the cosy atmosphere.

The combi boiler was installed four years ago and is neatly tucked away within a storage cupboard.

Flowing seamlessly from the living area, the kitchen offers a well planned selection of wall and base units paired with black splashback tiles. The room is spacious enough to accommodate a dining table and chairs, making it a comfortable setting for relaxed everyday meals or casual entertaining.





The principal bedroom enjoys a calming outlook across the superbly planted rear courtyard, a peaceful outdoor space thoughtfully cultivated to create a sense of retreat. With its west facing orientation, the room is bathed in warm afternoon and evening sunlight, enhancing its already serene feel. The bathroom features a well proportioned three piece suite, complete with an over bath shower and a sizeable storage cupboard that provides excellent practicality. The second bedroom offers further versatility, with built-in storage and space to accommodate a single bed. Its own west facing aspect ensures an abundance of natural light, creating a bright and welcoming atmosphere throughout the day.

The four flats within the building collectively own the freehold through a limited company, with each apartment holding a one-quarter share. No ground rent payable. The lease currently has approximately 67 years remaining; however, the current vendors have confirmed they will be progressing with solicitors to extend this to a 999-year term (minus the current 32 years). In addition, there is a monthly contribution of £39 towards maintenance of the building, which also covers the buildings insurance. A damp-proof course has also been completed in recent years.

Price Guide: Offers Over £225,000





Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

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