

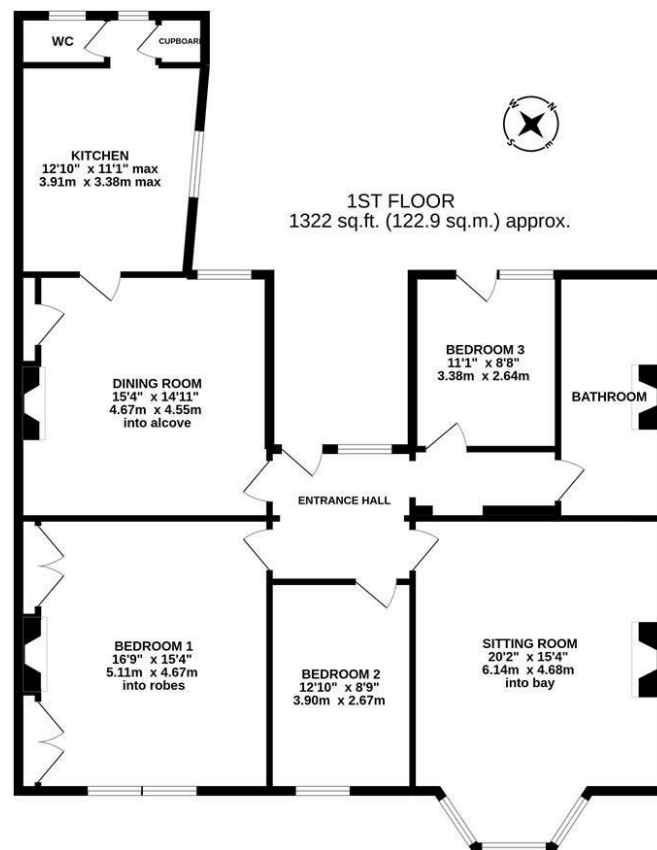


GENEROUS CONVERSION APARTMENT - 1,322 SQ FT – PERIOD FEATURES - OPEN ASPECT VIEWS - WELL PRESENTED THROUGHOUT! This charming second floor apartment forms part of a sensitive, converted double-fronted Victorian townhouse, ideally positioned on Belle Grove Villas, Spital Tongues. Belle Grove Villas, close to the Newcastle Universities and the Newcastle Hospitals is perfectly placed to give access to Leazes Park and the surrounding greenery and indeed Newcastle City Centre itself.

With tall ceilings, south-east facing windows and Parquet flooring throughout, the accommodation briefly comprises: Communal entrance with secure telephone entry system, through to entrance hall with stairs to first floor; private entrance hall; 20ft sitting room with walk in bay, feature fireplace and decorative ceiling; dining room with feature fireplace; kitchen with a range of fitted wall and base units, work surfaces, spot lighting, storage cupboard and access to WC; three double bedrooms, bedroom one with feature fireplace, fitted alcove storage and dual south-east facing windows; stylish bathroom with four piece suite including free standing bath, Metro tiling and spot lighting.

1st Floor Conversion Apartment | 1,322 Sq ft (122.9m2) | Three Double Bedrooms | 20ft Sitting Room | Dining Room | Stylish Bathroom & Separate WC | Period Features | Great Location | Open Aspect Views | Leasehold - 992 Years Remaining | Service Charge Ad-Hoc | Council Tax Band B | EPC: D

EPC = D



TOTAL FLOOR AREA: 1322 sq.ft. (122.9 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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Offers Over £300,000

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