



**\*\*AVAILABLE IMMEDIATELY\*\* \*\*FURNISHED\*\***

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.

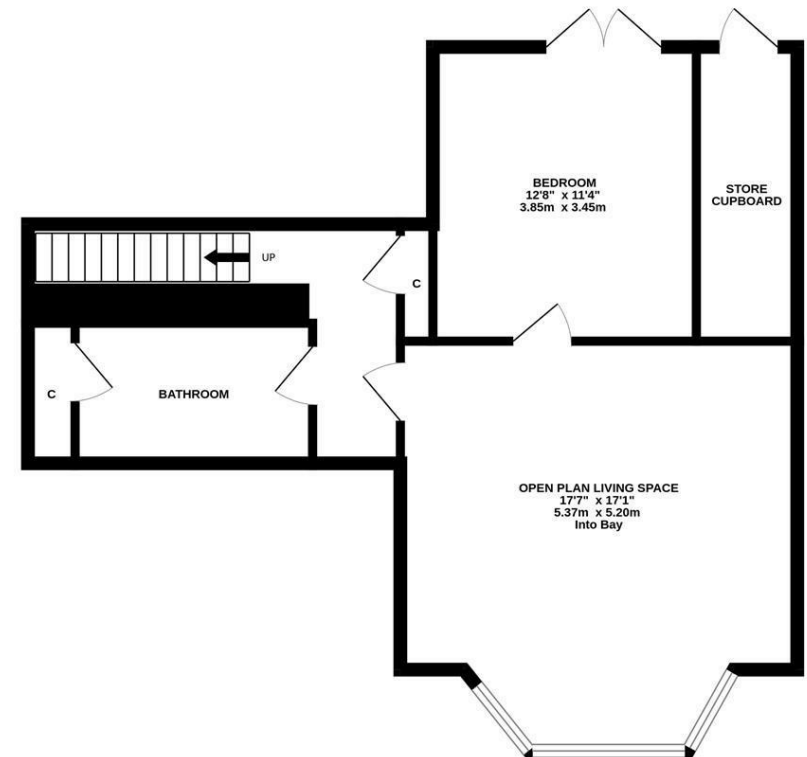
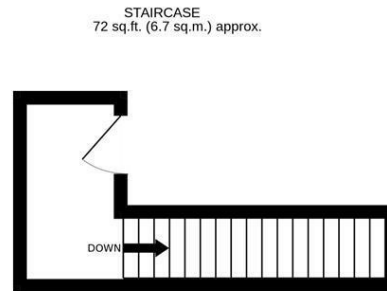
The accommodation briefly comprises; entrance hall with stairs to the lower ground level; hallway with storage cupboard; an impressive open plan living space measuring 17ft with a south facing walk in bay including sash windows and plenty of natural light; the kitchen itself has white fitted kitchen cupboards and handles, white worktops, spot-lights and integrated appliances including Prima fridge freezer and a Bosch dishwasher; the double bedroom comprises of full length double glazed French doors with mortice lock; laminate pale grey/white flooring spot lighting and a good size wardrobe; the bathroom has a Mira combination shower over a bath, brand new sink/vanity unit, heated towel rail and an enclosed cupboard housing both washing machine and condensing tumble dryer. Externally there is a west facing rear yard space and a delightful, mature communal garden to enjoy at the front with ample on street permit parking.

Available on a furnished basis, ideal for a professional couple or single occupant this property is not to be missed!

Available Immediately | £995pcm | Furnished | Victorian Conversion Apartment | 695 Sq ft (64.6 m2) | Lower Ground Floor | One Double Bedroom | 17ft Open Plan Reception | Modern Fitted Kitchen | Bathroom WC | Communal Front Garden | Excellent Location | GCH & Part DG | On Street Permit Parking | Council Tax Band: A | EPC Rating: C



LOWER GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



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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**£995 PCM**

**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.

