





**\*\*AVAILABLE IMMEDIATELY\*\***  
**\*\*FURNISHED\*\*** With Open Aspect Views Over Fields and access via its own Private Entrance Point! This lower ground floor conversion apartment is ideally located on Belle Grove Terrace, Spital Tongues. The apartment, close to Newcastle University and Newcastle's RVI Hospital and is also perfectly placed to give access to the surrounding greenery as well as Newcastle City Centre itself.

Available on a furnished basis, the accommodation briefly comprises: private entrance porch through to; a 22ft lounge with alcove storage, open to; kitchen diner, with fitted wall and base units together with work surfaces, spot lighting and tiled floor. Two bedrooms, one with built in wardrobe; bathroom with three piece suite. Rear hallway with both storage and utility cupboards. Externally, to the front a communal garden, laid mainly to lawn with iron railings. To the rear, the yard provides one allocated parking space dedicated to the apartment, residents permit parking at the front of the terrace, providing owner and visitor permits. With gas central heating and private front door, Victorian conversion demands an early internal inspection!

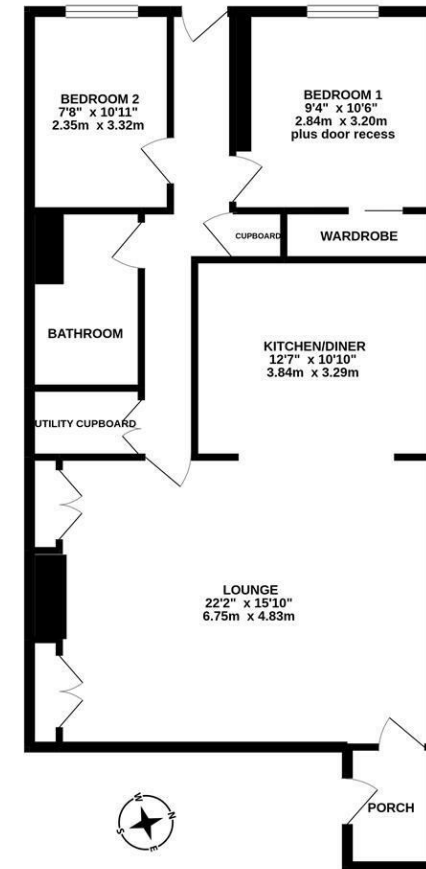
Available Immediately | £850pcm |  
 Furnished | Victorian Conversion  
 Apartment | 902 Sq ft (83.8m<sup>2</sup>) | Lower  
 Ground Floor | Two Bedrooms | Private  
 Entrance | 22ft Lounge open to Kitchen



Diner | Bathroom | Open Aspect Views |  
 Excellent Location | GCH | Allocated &  
 Permit Parking with Resident & Visitor  
 Permits | EPC Rating: C

**£850 PCM**

LOWER GROUND FLOOR  
 902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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 is given as to their operability or efficiency can be given.  
 Made with Metropix ©2020

Misrepresentation Act 1967. 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.

