



## 2 bed duplex to buy in NE1

Leazes Terrace, Newcastle Upon Tyne,  
Newcastle upon Tyne, Tyne and Wear,  
NE1 4LZ

**£249,950**

🛏 x2 🚿 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedroom Apartment
- ✓ Period Property
- ✓ Overlooks Leazes Park
- ✓ Viewing Recommended
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

This elegant two-bedroom duplex apartment is set within the distinguished Grade I listed Leazes Terrace, a beautifully preserved Georgian development dating back to the early nineteenth century. The property enjoys an exceptional position overlooking Leazes Park, allowing the principal living space to take full advantage of the mature trees and open green landscape that make the park one of Newcastle's most cherished historic spaces.

The apartment is entered through a welcoming hallway that leads into a bright and well-proportioned lounge, its tall sash window framing views across the park. The adjoining kitchen is thoughtfully arranged and blends modern convenience with the character expected of a period home. A staircase leads down to the lower floor, where two comfortable bedrooms create a peaceful retreat separate from the main living areas, complemented by a well-appointed bathroom.

Leazes Terrace itself forms part of one of Newcastle's most architecturally significant streetscapes, known for its Georgian symmetry, elevated position and its immediate relationship with Leazes Park, the city's oldest public park. The surroundings combine the calm of a leafy heritage setting with the convenience of being moments from the city centre, the universities, and the cultural and social amenities of nearby areas such as Haymarket and Barras Bridge. The park's lakeside paths, open lawns and established planting contribute to a uniquely tranquil atmosphere despite the central location.

The apartment further benefits from secure parking within a gated courtyard, a rare and highly desirable feature for a property so close to the heart of the city.

Council Tax Band: B

Tenure: Leasehold

Price: £249,950

Property Type: Duplex

Parking: None

Heating: Gas

## Entrance Hall

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### Lounge

4.04m x 5.26m (13'3" x 17'3")



### Kitchen

1.83m x 3.68m (6'0" x 12'0")



## Stairs to Lower Floor

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### Bedroom One

2.90m x 3.56m (9'6" x 11'8")



### Bedroom Two


4.80m x 1.93m (15'8" x 6'3")



## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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