

BELVOIR!

Offers Over £220,000



49B Portland Street

, Leamington Spa CV32 5EY

**** NO CHAIN! ****

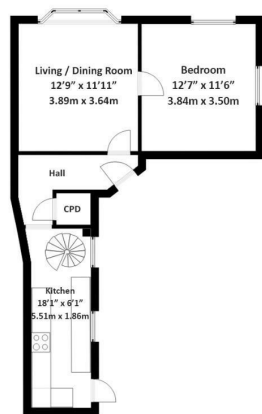
FANTASTIC TOWN CENTRE LOCATION. Welcome to this beautifully finished 1-bedroom apartment in the heart of Leamington Spa. As you enter, you'll immediately appreciate the modern elegance of the galley kitchen. It features sleek grey flooring, pristine white cabinets with a high-to-low configuration, and a classic butler sink. Subway tiles add timeless style, while the striking granite worktop contrasts beautifully with the cabinetry, showcasing a high standard of finish.

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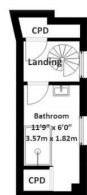


Total Living Area 57.68 square metres / 621 square feet

Ground Floor



First Floor



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ACCOMMODATION

- Chain Free
- Ground Floor high end period property
- Town centre location
- Walking distance to train station
- A spacious 621 SqFt
- Fully refurbished to high standard
- Ideal first time buy or investment
- Provided continual rental income to vendor for over 18 years

A hallway, complete with a small storage cupboard, leads you to the inviting living and dining areas. Here, a charming bay window, original plaster coricing, and elegant wooden flooring create a warm and welcoming atmosphere. Victorian-style radiators blend seamlessly with the contemporary design, providing efficient warmth with classic charm.

Adjacent to the living area, the bedroom benefits from dual-aspect windows that fill the room with natural light, enhancing its bright and airy feel. The wooden flooring continues into the bedroom, maintaining the apartment's stylish appeal.

Upstairs, you'll find a modern bathroom featuring a large glass shower area, adding a touch of luxury to this well-designed space.

Access is available via the front door leading to the hallway, with additional entry through a side gate that opens directly into the kitchen. The small outdoor space, currently enjoyed by the occupants, features a charming chair and table, making it a pleasant spot for relaxing. On-street parking is conveniently available nearby for residents and visitors.

Perfect for those seeking a stylish and contemporary living space with period charm, this apartment offers both comfort and character, all within walking distance of Leamington Spa's amenities.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	
		56	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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