



10 Portland Street, Leamington Spa, CV32 5HE

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# Property Description

A first floor apartment, ideal for a first time buyer, in this Grade II listed building situated in a highly sought after tree lined road within Leamington Spa town centre.

The property is handily placed for the town centre, railway station and cinema. The accommodation briefly comprises: Communal entrance, entrance hall, open plan living room/fitted kitchen with french doors opening onto balcony overlooking Portland Street, one double bedroom with fitted wardrobe and shower room.







## Key Features

- First floor apartment in Grade II listed building
- Very desirable town centre location
- Private balcony
- Open plan living room/kitchen
- One double bedroom
- Walking distance to train station and shops
- Shower room
- Share of freehold
- Ideal first time buy

**Guide Price**  
**£185,000**

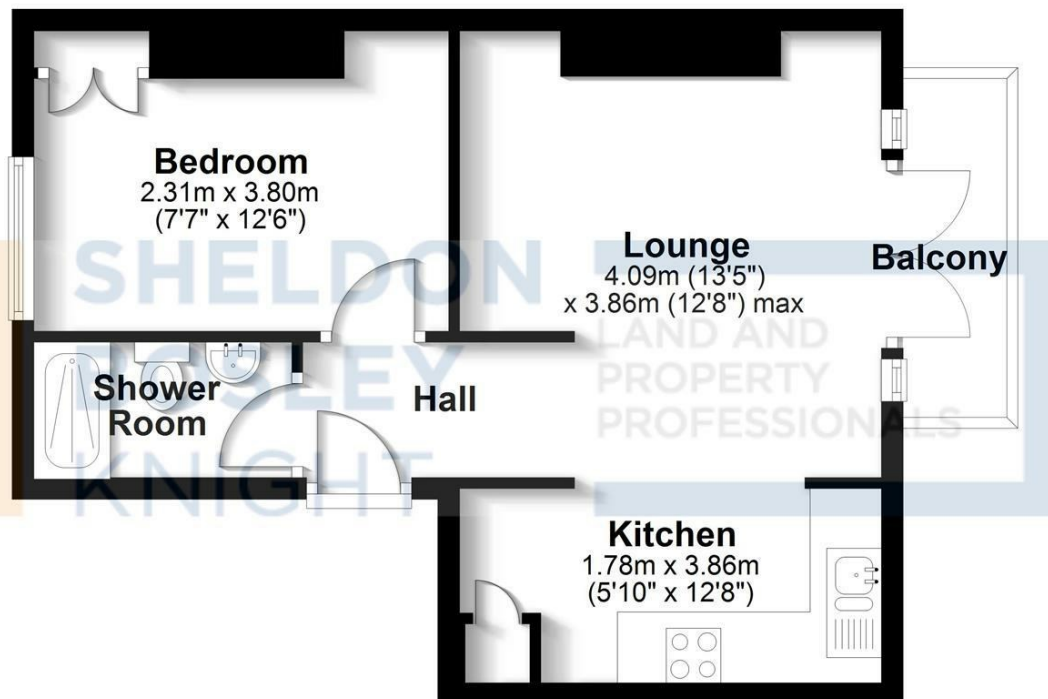






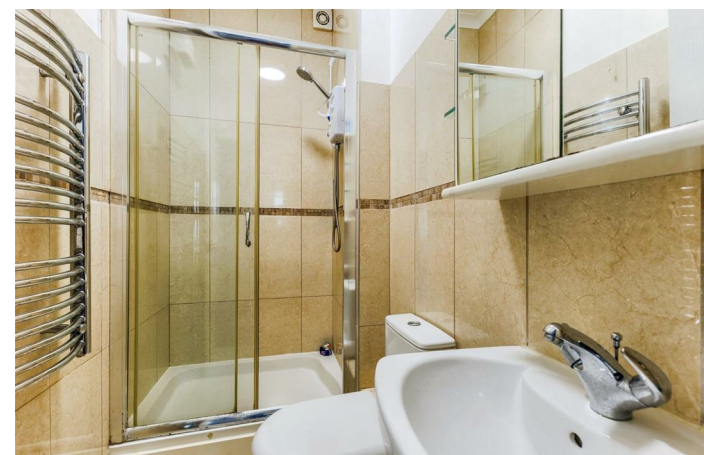
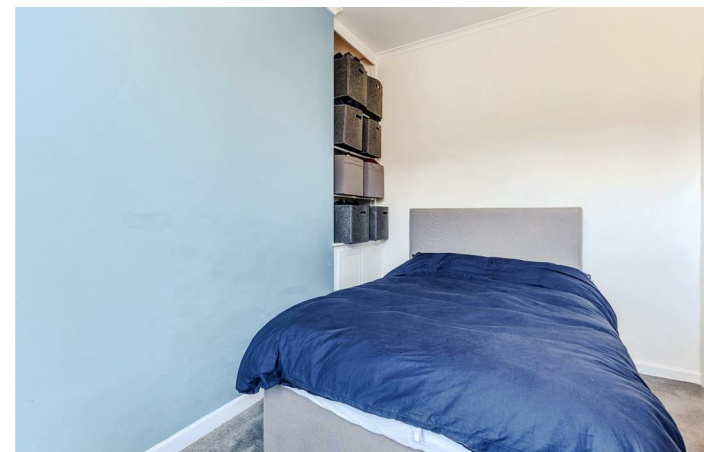
## Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 39.0 sq. metres (420.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority  
Warwick District Council





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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