



34 Portland Place East, Leamington Spa, CV32 5ET
Offers Over £230,000

charlesrose.

This beautifully presented and quirky top floor apartment could not be located in a more convenient position of Leamington Spa within this period property. Offering comfortable and fashionable living accommodation with open plan living, two bedrooms and a modern bathroom suite. There are stunning roof top views on offer and the location takes advantage of being just a stroll from the Parade, the local parks and the train station.

LOCATION

Portland Place East is within easy walking distance of all town centre offerings including Jephson Gardens, bars and restaurants, and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa train station is a ten-minute walk away and provides a regular service to London and Birmingham among other destinations. The area has good local roads to neighbouring towns and centres along with the Midland motorway network, notably the M40. And for lovers of the countryside.

GROUND FLOOR

The large main front door to the building offers secure entry with intercoms to all apartments. The communal areas are well maintained and stair spiral upwards to the upper levels and to the second floor where you will find the main front door to the apartment.

SECOND FLOOR

Upon entering the apartment you into the entrance hallway with handy storage and doors leading off to all rooms. To one side you find the dual aspect open

plan living quarters with modern fitted kitchen to one side, exposed brick wall adding a lovely industrial feel and space for both seating dining and entertaining. There are two bedrooms on offer. The main bedroom is as good sized double and the second bedroom is currently utilised as a home office. Finally there is a large modern bathroom on offer with white fittings.

TENURE / MAINTENANCE CHARGES

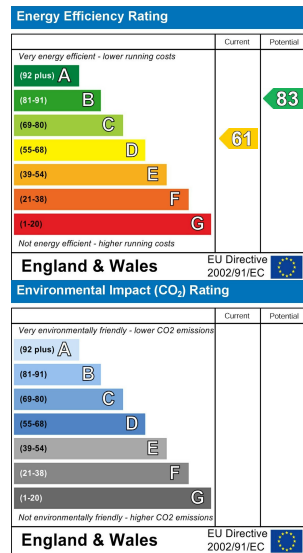
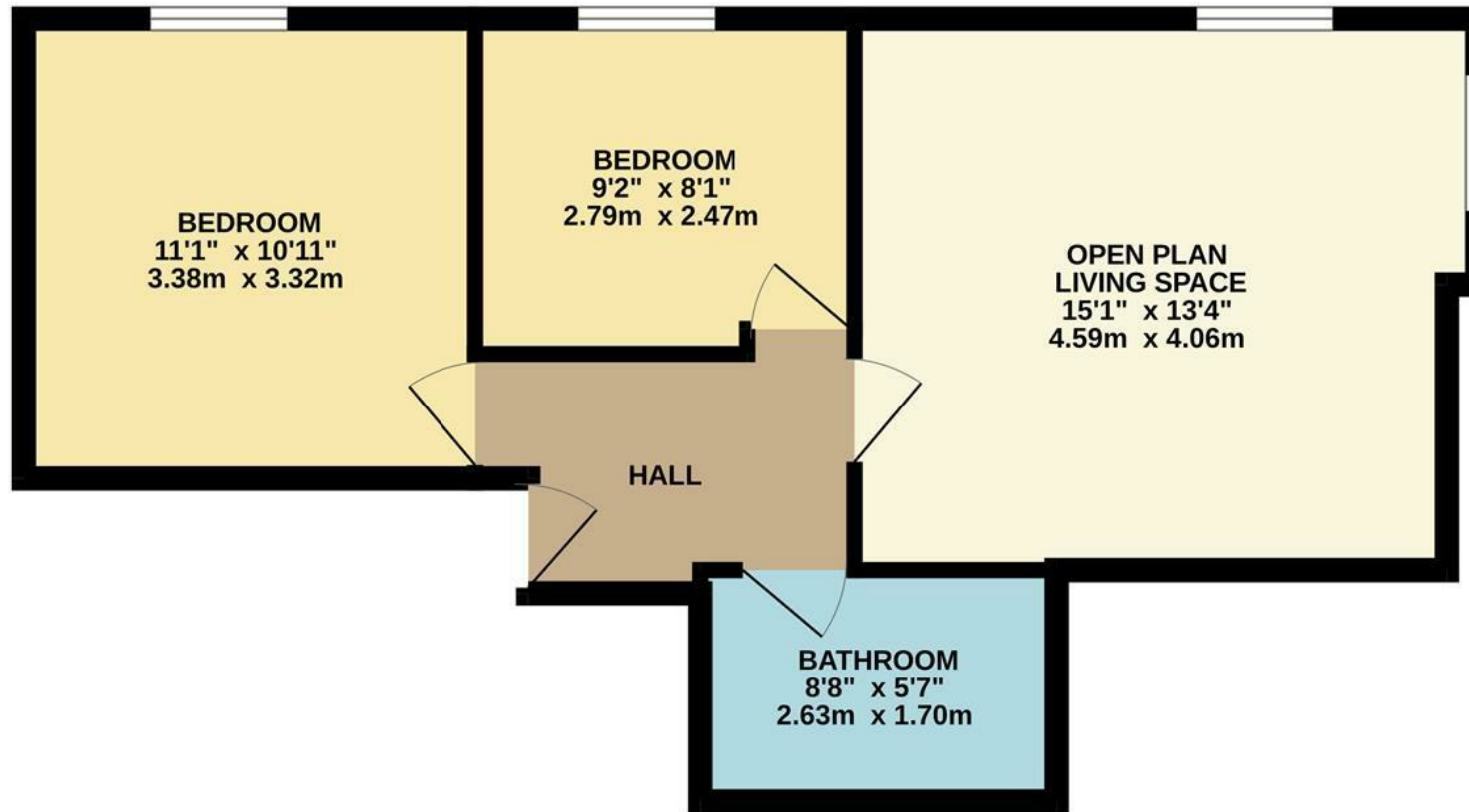
The property will be sold with an original lease of 115 years with 111 years remaining. At current the ground rent is £150 per annum and maintenance service charges equate to £1,824.00 per annum.

OUTSIDE

There is a communal area to the rear of the property which houses the service bins and recycling but no gardens on offer. Taking this into account Jephson Gardens, The Band Stand Gardens and Victoria Park are all a stepping stone away.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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.

