



Connells

Portland Street
Leamington Spa



Property Description

Two double bedroom, duplex apartment situated in the heart of Leamington Spa.

Positioned a stone's throw from the town centre, Jephson gardens and the Royal pump rooms, with restaurants, bars and shops at your doorstep!

The apartment is being sold with no chain and offers an abundance of character features, also benefitting from ample natural light throughout.

Briefly comprising an open plan lounge/dining room, separate kitchen and a four piece suite family bathroom. From the hallway there are stairs rising up to the first floor where both double bedrooms can be found. The second bedroom gives access to the private balcony which overlooks the Parish Church.

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge/dining room and the bathroom.

Lounge/Dining

18' 2" max x 11' 5" max (5.54m max x 3.48m max)

Generously sized, light and airy lounge/dining room benefitting from an electric fire place, sash windows to front and side elevations and a door to the kitchen.

Kitchen

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Comprising laminate flooring, a radiator and a sash window to side elevation.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, bath with fitted shelving over, a separate shower cubicle and low level W/C. Having partly tiled walls and tiled flooring.

First Floor

The stairs lead from the hallway. There is built-in storage and doors to both bedrooms.

Bedroom One

11' 4" max x 10' 4" max (3.45m max x 3.15m max)

Double bedroom benefitting from ample built-in storage, a radiator and a sash window to front elevation.

Bedroom Two

8' 6" max x 8' 4" max (2.59m max x 2.54m max)

Double bedroom benefitting from built-in storage, a radiator and a door to the south-facing balcony.

Parking

Permit parking.

Agent's Note

The property is leasehold with a current lease length of 99 years from 25th March 1985. Our sellers has confirmed enquiries to extend the lease are in place. The property will be subject to management charges, which are yet to be confirmed by the seller. Please contact branch for further details.

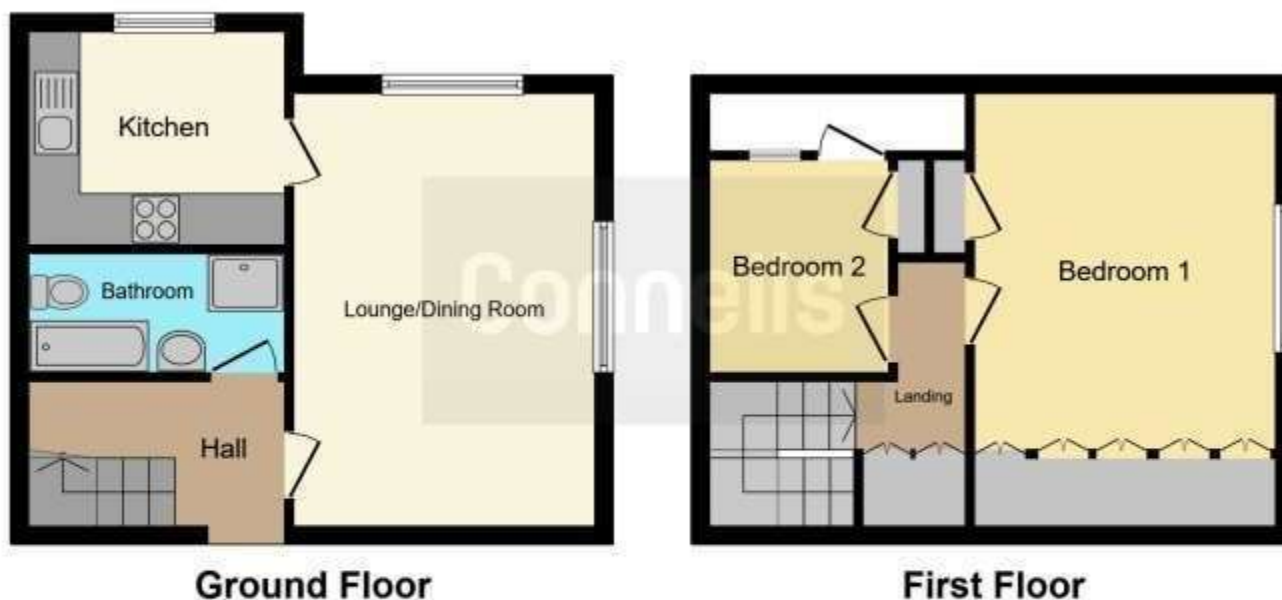
The property currently holds a commercial use. The vendor will apply for residential status, please seek an update from the branch before proceeding with interest. The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.

Furthermore, our sellers currently own the freehold of the building, however have advised they will divide the freehold into 25% shares amongst the other flat owners.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441

E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313071

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313071 - 0005