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RESIDENTIAL

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Flat 5, 10/12 Portland Place West, Leamington Spa

£285,000



Set in this handsome period building, a spacious two double bedroomed period first floor apartment, boasting en-suite and semi open spacious living/dining/kitchen with feature bay to rear.

#### Briefly Comprising;

Communal entrance hallway, telephone entry phone point, private entrance hallway, spacious living/dining room with bay window to rear, semi open plan to fitted kitchen. Master double bedroom with en-suite shower room, separate main bathroom and additional double bedroom, gas radiator heating. NO CHAIN.

The property forms part of a period attractive Grade II listed property set on Portland Place West conveniently located for the town centre. The property offers elegant and well proportioned accommodation nicely laid out with two good sized double bedrooms, the master benefits from an en-suite shower room.

One of the main features is the spacious living room, which has a rear south facing aspect with feature curved bay and views beyond. Enjoying a semi open plan aspect to the kitchen which is both social but offering a degree of separation.

#### The Property

Is approached via a period communal entrance door with entry phone point, giving access to...

#### Communal Entrance Hallway

With staircase rising to...

#### First Floor Communal Landing

With personal door to private entrance hallway.

#### Private Entrance Hallway

With wooden flooring, downlighter points to ceiling, double radiator, panel doors to accommodation.

#### Semi Open Living/Dining/Kitchen

23' overall (7.01m overall )

Being two distinctive rooms, but semi open plan.

#### Living Room

13'7" x 18'5" max (4.14m x 5.61m max)

With feature tall sash curved window to large bay to rear, wall light points, feature fireplace surround with inset electric fire, double radiator, broad opening to adjacent kitchen.

#### Kitchen

8'11" x 13' 2" max (2.72m x 3.96m 0.61m max)

With a range of white shaker style wall and base units with contrasting granite looking working surface over, splashback tiling, sink drainer unit with mixer tap, four point Candy stainless gas hob with oven below and filter hood over, space and plumbing for refrigerator, freezer and washing machine, double





radiator, wall mounted Vaillant combination boiler - installed July 2020, large curved sash window to rear elevation with views beyond.

#### Bedroom One

12'11" plus ward recess x 11'3" (3.94m plus ward recess x 3.43m )

With two framed sash windows to front elevation, double radiator, door to...

#### En-Suite Shower Room

Fitted with white low level WC, concealed cistern, pedestal wash hand basin, corner shower cubicle with wall mounted shower and control, downlighter points to ceiling, neutral toned splashback tiling and chrome radiator towel rail.

#### Bedroom Two (Front)

8'7" x 11'8" (2.62m x 3.56m)

With timber framed sash window to front elevation, double radiator.

#### Bathroom

Attractively fitted with a white suite to comprise; low level WC with concealed cistern, bath with period style mixer tap with telephone style shower attachment and pedestal wash hand basin, full splashback tiling, chrome radiator towel rail, downlighter points to ceiling.

#### Tenure

The property is understood to be leasehold with a share in the management company which owns the freehold, although we have not inspected the relevant documentation to confirm this. We are informed there is a 125 year lease from 15th October 1986 with 87 years remaining, service charge is currently £1,500 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

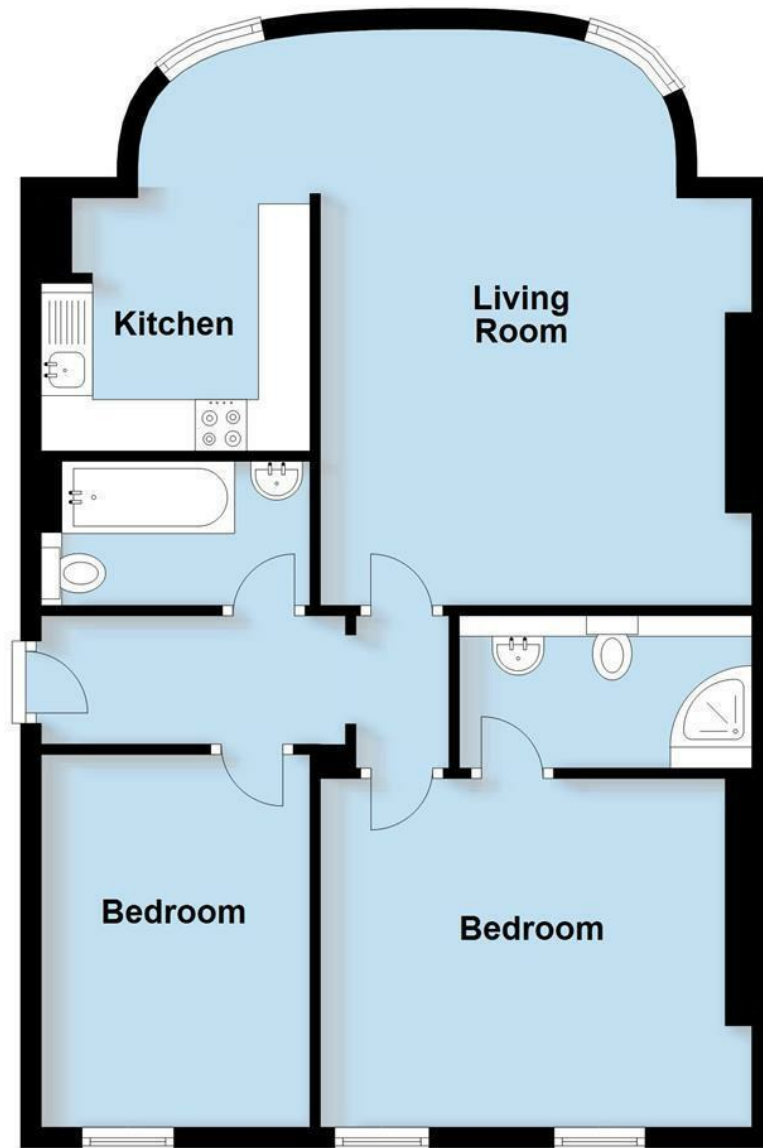
#### Council Tax

Council Tax Band C.

#### Location

First Floor  
CV32 5EU

**First Floor**  
Approx. 68.7 sq. metres (739.4 sq. feet)



**Total area: approx. 68.7 sq. metres (739.4 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL