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28, Portland Street, Leamington Spa



An outstanding opportunity to acquire a superb six bedroomed Grade II Listed Regency townhouse of character, with substantial accommodation arranged over five floors including elegant first floor drawing room with balcony. The property having been subject to much recent improvement including refitted bathroom by the present owners and now offered to a quite exceptional standard of presentation throughout. The property has been sympathetically modernised to retain much of the property's original character and features a converted basement with the potential for usage as a self-contained apartment within this highly favoured town centre location.

Portland Street

Is a popular and convenient tree lined location situated close to the town centre, within easy reach of all local facilities and amenities including shops, schools, private schools, a variety of recreational facilities for example nearby Jephson Gardens and also convenient for access to the local railway station. This particular road comprises many fine period dwellings has consistently proved to be much sought after.

The property is believed to have been originally constructed in the 1840's. Having a high level of modern appointment, with the impressively fitted kitchen and bathrooms being particularly noteworthy. The property also includes a basement conversion which could be utilised as a

self-contained apartment if required. The agents consider internal inspection of this quite exceptional property is highly recommended.

In detail the accommodation comprises:-

Reception Hall

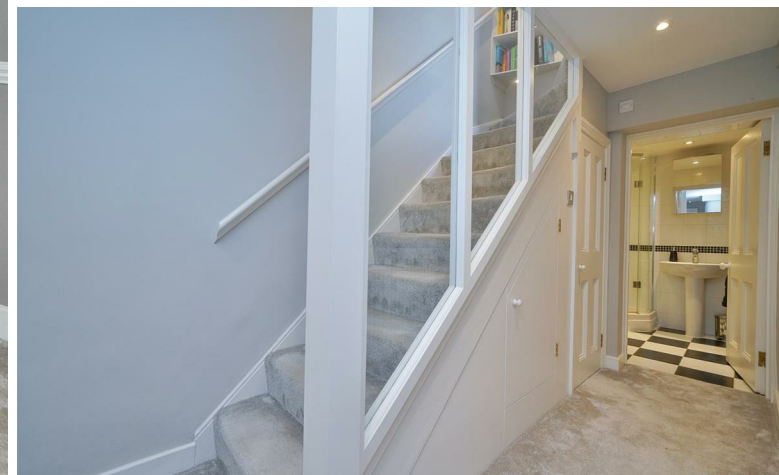
With two radiators, oak floor, coved cornice, timber style panelled entrance door with glazed panel over, staircase off with original balustrade, access to the rear garden.

Dining Room

12'9" x 15' (3.89m x 4.57m)

With sash window, stone open fireplace and hearth, flanked by alcoves, oak flooring, coving to ceiling, central ceiling rose, timber panelled connecting doors lead to the...





Fitted Kitchen

12' x 12' (3.66m x 3.66m)

With extensive range of bespoke base cupboard and drawer units with stainless steel door furniture, complimentary granite work surfaces and returns, matching range of high level cupboards and peninsular unit, inset one and a half bowl colour matched sink unit with mixer tap, Smeg stainless steel range with glazed splashback and extractor hood over, built-in dishwasher and fridge, double radiator, coving to ceiling, walk-in store and wine cellar.

Cloakroom/Utility/WC

With low flush WC, chrome heated towel rail, wash hand basin with mixer tap, tiled splashback, plumbing for

automatic washing machine, tiled floor, cloaks hanging, extractor fan.

Accessed from the Reception Hall is the...

Lower Ground Floor

With glazed panelled screen features leading to the...

Hallway

With walk-in store/wine cellar, two radiators, spotlights and downlighters.

Bedroom/TV Room

12'9" x 15' (3.89m x 4.57m)

With fireplace recess and hearth, flanked by custom built-in base and shelved units, sash window with plantation blind, radiator, downlighters.

Bedroom

12' x 12'3" (3.66m x 3.73m)

With sash window, built-in original full height cupboards, radiator, boiler cupboard containing Vaillant gas fired central heating boiler and lagged cylinder with immersion heater.

Shower Room/WC

5'9" x 5'3" (1.75m x 1.60m)

With quadrant tiled walk-in double shower cubicle with integrated shower unit, low flush WC with concealed cistern, pedestal basin, mixer tap, chrome heated towel rail, tiled floor, downlighters, extractor fan.

Rear Hall

With timber panelled door, built-in cupboard, downlighters and access to rear garden.



First Floor

With original balustrade, double radiator.

Elegant Drawing Room

19'6" x 13' (5.94m x 3.96m)

With "tall" original sash windows, leading to original balcony with Regency style balustrade, oak flooring, stone fireplace and hearth with open grate, flanked by alcoves with custom built-in base units with shelving, over, radiator, coving to ceiling.

Bedroom/Study

13'3" x 12'3" (4.04m x 3.73m)

With original cast iron period fireplace, marble mantle, oak flooring, double built-in wardrobe and drawer unit with

stainless steel door furniture, "tall" sash window feature, picture rail, two further integrated cupboards with shelves.

Second Floor

Leading to mezzanine landing with...

Bedroom

13' x 9'6" (3.96m x 2.90m)

With cast iron fire place with marble mantle, sash window with plantation blind, double radiator, built-in wardrobe/cupboard with hanging rails.

Separate WC

With low flush WC, wash hand basin, sash window.



Re-Fitted Bathroom/WC

8'9" x 9'4" (2.67m x 2.84m)

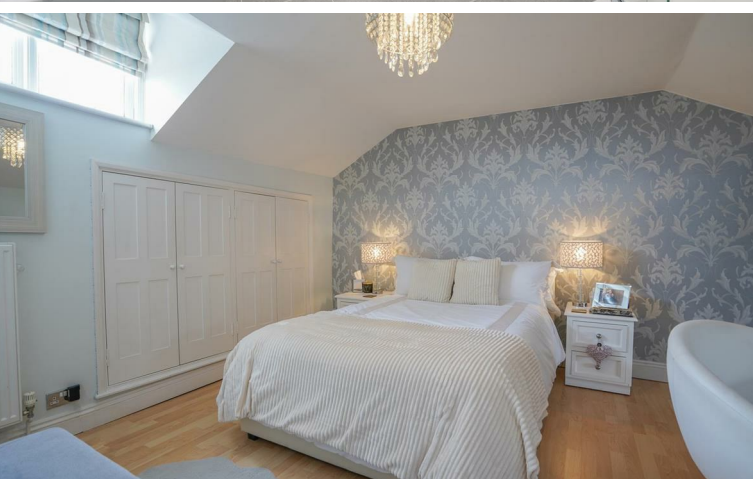
With sash window, plantation blind, designer bath with mixer tap, tiled walk-in shower cubicle with integrated shower unit, low flush WC with concealed cistern, vanity unit incorporating wash hand basin with mixer tap, being fully tiled with tiled floor and downlighters, extractor fan.

Bedroom

12'4" x 12'3" (3.76m x 3.73m)

With range of built-in wardrobes, hanging rails, shelves, sash window with plantation blind, alcove with fitted dresser and integral cupboards, dado rail and double radiator.

Third Floor



Bedroom

11'3" x 13' (3.43m x 3.96m)

With range of built-in wardrobes and hanging rails, radiator, further walk-in wardrobe with hanging rail and shelf, laminate floor.

En-Suite Shower Room/WC

6'10" x 6'3" (2.08m x 1.91m)

With quadrant tiled shower cubicle with electric shower unit, vanity unit incorporating wash hand basin, mixer tap, low flush WC with concealed cistern, being tiled with tiled floor, chrome heated towel rail and medicine cabinet, access door to eaves loft storage.

Outside

To the front of the property is a railed fore court. To the rear of the property is a pleasant walled garden, principally laid to synthetic turf with gravel borders, paved patio with staircase to lower ground floor and ground floor. The garden also has vehicle access providing potential off-road car parking facility if required.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

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

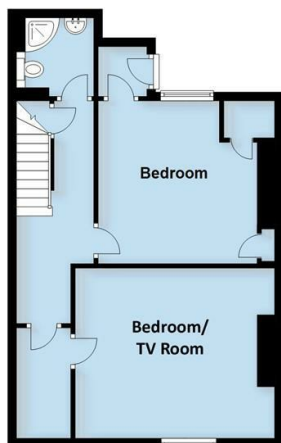
Council Tax Band D.

Location

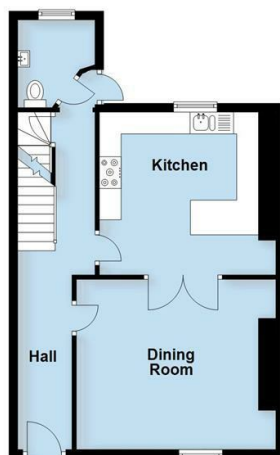
CV32 5EY

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Lowest Ground Floor
Approx. 50.8 sq. metres (546.9 sq. feet)

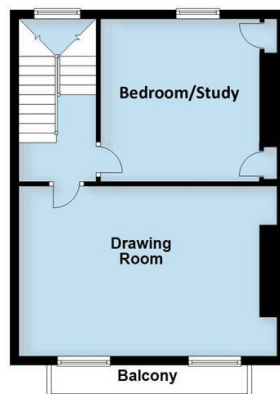


Ground Floor
Approx. 49.7 sq. metres (534.6 sq. feet)

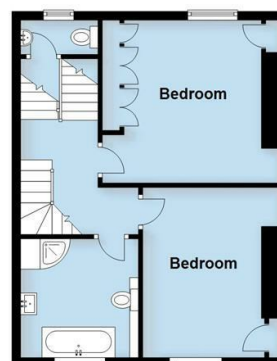


Total area: approx. 214.5 sq. metres (2309.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor
Approx. 45.9 sq. metres (494.2 sq. feet)



Second Floor
Approx. 45.9 sq. metres (494.2 sq. feet)



Third Floor
Approx. 22.2 sq. metres (239.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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