Leamington Spa Office Somerset House Clarendon Place Royal Leamington Spa











14 Portland Street Leamington Spa

EHB are delighted to offer this spacious one bedroom apartment located on the second floor within a period building in the heart of the town centre.

The property comprises in further detail - Communal hallway with stairs to the second floor. Private door to hallway, large lounge with double bay window, kitchen with washing machine, gas cooker, fridge freezer,

Leamington Spa Office

Somerset House Clarendon Place Royal Leamington Spa CV32 5QN



01926 881144 www.ehbresidential.com

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The property comprises in further detail - Communal hallway with stairs to the second floor. Private door to hallway, large lounge with double bay window, kitchen with washing machine, gas cooker, fridge freezer, bathroom with shower over bath and window to rear of the property, double bedroom with fitted wardrobes. The property is in good order throughout and benefits from a new gas boiler.

The property is available on an unfurnished basis from the 15th October 2019.

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.