



Flat 3, 25 Portland Street, Leamington Spa, CV32 5EZ

An apartment providing gas centrally heated, one bedroom accommodation in this attractive period conversion, featuring well fitted kitchen and bathroom ideal for the first time buyer or investment purposes.

**Offers Over
£150,000**



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25 Portland Street

Is an attractive Regency style property converted to provide three self-contained apartments of varying sizes, with number 3 being a well proportioned third floor apartment, providing gas centrally heated one bed roomed accommodation which includes well fitted kitchen and bathroom and recently subject to complete redecoration and offered with IMMEDIATE VACANT POSSESSION. The agents consider the property will appeal particularly to first time buyers or investors.

In detail the accommodation comprises:-

Communal Entrance Hall

With staircase with intercom system and leads to the...

Lounge

16'6" x 10'9" (5.03m x 3.28m)

With built-in deep cloaks cupboard, Velux window, TV point, radiator.

Fitted Kitchen

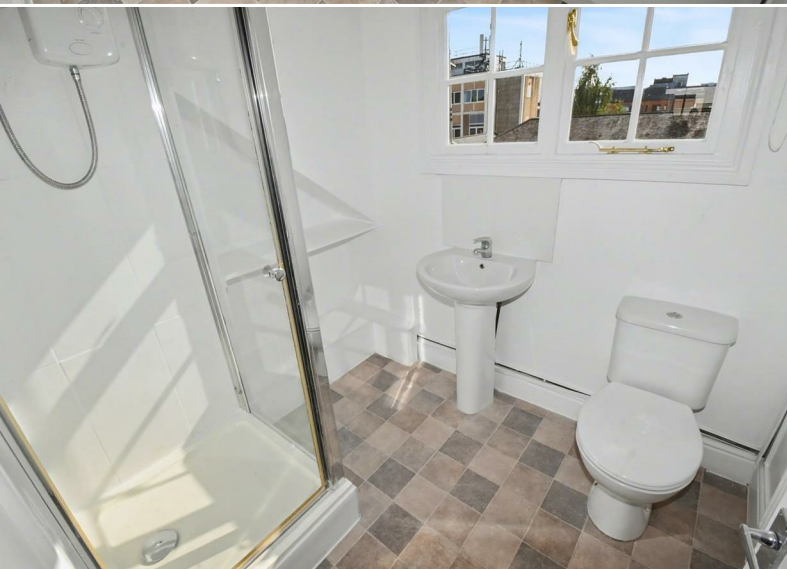
11'4" x 6' (3.45m x 1.83m)

With range of gloss white faced base cupboard and drawer units, complimentary work surfaces and returns, matching range of high level cupboards, built-in oven and hob unit, combination gas fired central heating boiler and programmer, plumbing for automatic washing machine and radiator.

Bedroom

11' x 9' (3.35m x 2.74m)

With built-in wardrobe and drawer unit, radiator.



Bathroom/WC

7'8" x 6' (2.34m x 1.83m)

With tiled shower cubicle, electric shower unit, pedestal basin with mixer tap, tiled splashback, low flush WC, radiator.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 189 year lease (24/06/1986) with 151 years remaining, Service Charge - Ask Agents and Building Insurance per flat is currently £387.29 per annum. 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

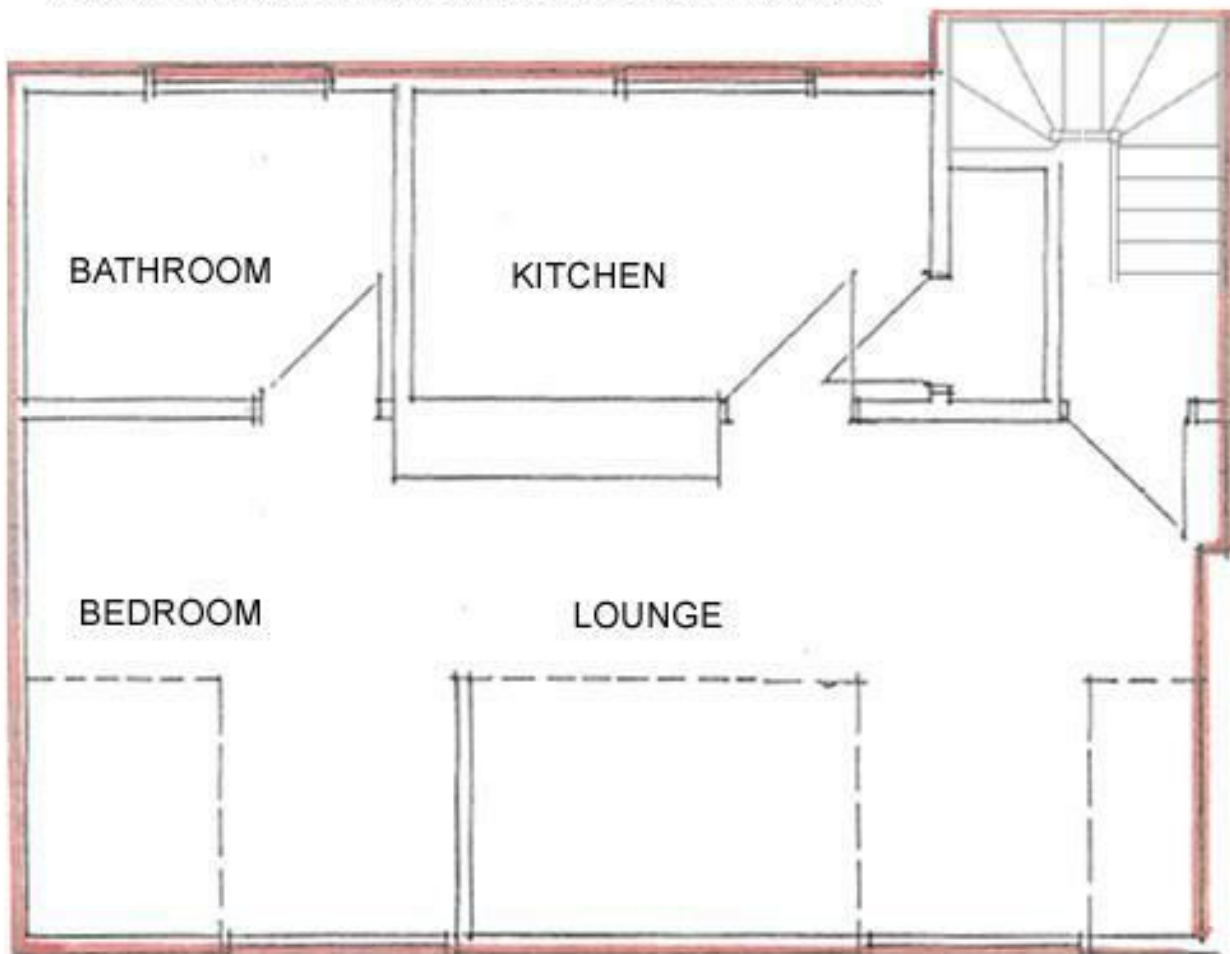
Council Tax Band B.

Location

3rd Floor
CV32 5EZ

Third Floor Plan

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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

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