



Portland Place West, Leamington Spa, CV32 5EU

Property Description

*** AVAILABLE 20th JULY *** A beautifully bright and characterful first-floor, two-bedroom period apartment, perfectly positioned just a short stroll from both the town centre and train station.

Filled with natural light and offering generously proportioned accommodation throughout, the property briefly comprises: an inviting hallway with useful storage cupboard, two spacious double bedrooms, and a versatile living room with access to a charming private balcony — currently arranged as an additional bedroom. There is also a contemporary bathroom fitted with a modern suite and shower over bath, alongside a stylish kitchen complete with washing machine and under-counter fridge with freezer compartment.

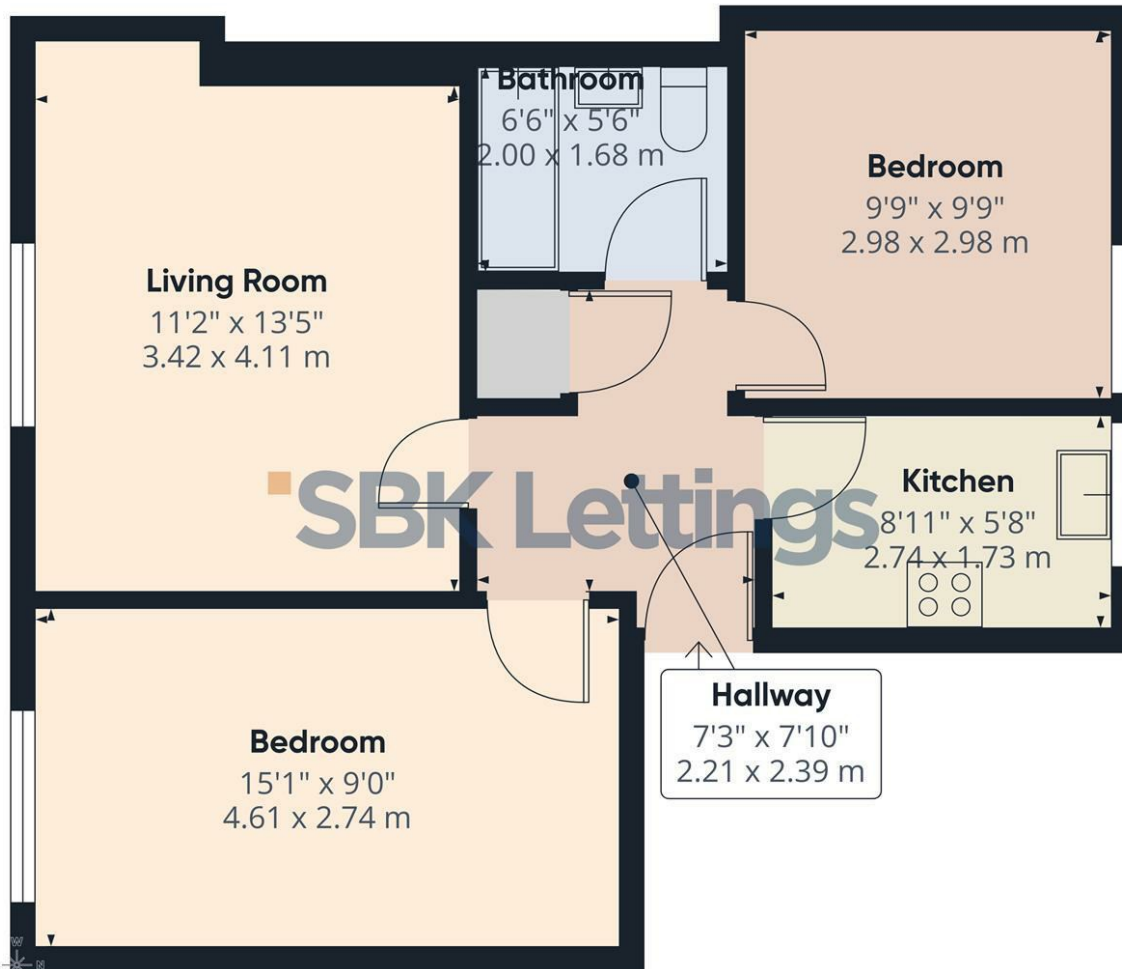
Further benefits include a well-maintained communal garden with bicycle storage. Offered UNFURNISHED, the property also has on-street permit parking available directly through Warwick District Council. Energy Rating E. Council Tax Band B.





Key Features

- AVAILABLE 20th JULY
- Leamington Spa
- Close to Town Centre & Train Station
- Character Apartment
- Private Use Balcony
- Spacious Living Accommodation
- UNFURNISHED
- Communal Gardens
- Energy Rating E
- Council Tax Band B



Approximate total area⁽¹⁾
534 ft²
49.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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£1,195 PCM