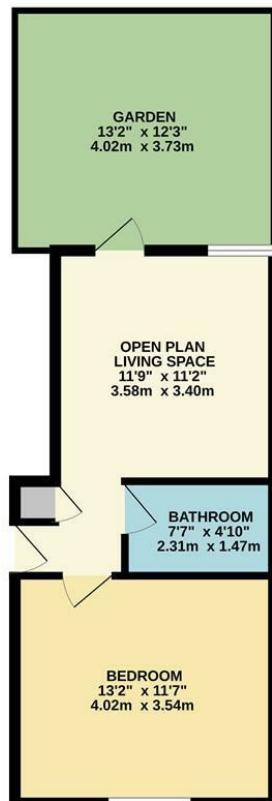


GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan stated here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, specification and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 2 37 Portland Street, Leamington
£1,000 Per Month

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This beautifully presented garden apartment is set within the centrally located Birkland House, right in the heart of Leamington Spa town centre. Perfectly positioned within strolling distance of the town's shops, restaurants, parks and train station, the property offers both convenience and charm.

Situated on the lower ground floor, the apartment features stylish open-plan living, a generous double bedroom, and the rare benefit of its own private garden.

Accessed via a small communal entrance, the apartment's front door opens directly into a bright and contemporary open-plan living / kitchen. The modern fitted kitchen includes a range of integrated appliances, such as an oven, hob, extractor fan, under-counter fridge and washing machine. Herringbone-effect flooring enhances the modern aesthetic while providing ample space for both dining and relaxing.

There is a modern bathroom suite and a spacious double bedroom positioned to the front of the property. The apartment has been decorated in neutral tones throughout, finished with a fresh white palette and new carpets, creating a light, clean and welcoming home ready to move into.

EPC Rating D
Council Tax Band A

Holding Deposit £150
Security Deposit £1150

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