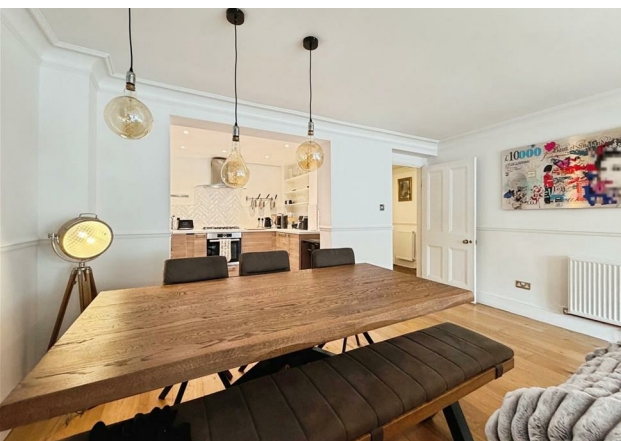




PORTLAND PLACE WEST, TOWN CENTRE

complete 
SALES & LETTINGS





A spacious 1300 sqft lower ground apartment with a 1/4 share of freehold and 995 years left on the lease in a beautiful Grade II listed building set on one of Leamington's iconic Streets, moments to Victoria Park, the town Centre and a very easy walk to the train station in around 7 minutes. The property comprises of an entrance hall cloaks area, an open plan lounge diner with French doors to the large private garden. There is a fitted kitchen, bathroom, two double bedrooms and the main bedroom having its own ensuite. The property is offered no onward chain. Also benefits from two communal parking spaces to the rear just off Adelaide Road.

It's in the details...

Approach

Iron gate leads down private steps to the basement department. There's a timber glazed painted door.

Entrance Hall

Stylish luxury vinyl tiled herringbone flooring, is a radiator, open arch through to an open cloak area, which has continuation of the herringbone luxury vinyl tile flooring, plastered with wall lights, electrics and barrel rolled ceiling. Open archway through to the inner hall and timber door to the bathroom.

Bathroom

Which is fitted with a white suite with Victorian styled mixer tap and hand have a shower attachment, a pedestal hand wash basin, toilet, wall lighting, tile flooring, half tiled walls, there was a radiator and a walkway that leads to a further tiled storage area.

Inner Hall

With timber effect luxury vinyl tile herringbone flooring, an intercom, storage cupboard housing the Gas boiler, a radiator, dado rail, doors to the two bedroom bedrooms and open plan lounge diner.

Open Plan Lounge Diner

A spacious well decorated room with wonderful oak flooring, expose brick walling, fireplace with white surround entitled her. There is painted feature wall, coving, ceiling rose, dado rail, a large radiator and a large opening through to the kitchen.

Kitchen

Timber effect kitchen units and white square edge worktops, which includes long handles, a fitted oven, a five ring gas hob with an extractor over. A ceramic sink with surface mounted mixer tap, there is housing for a freestanding dishwasher and a freestanding washing machine, there is corner racking, pull-out condiment shelf, fitted shelving, down-lights, a space for an upright fridge-freezer. There is herringbone tiled splash-backs.

Bedroom One

A spacious double bedroom fitted with oak flooring, there was a large timber double glazed window and doors that lead to the garden with modern fitted shutters. There is coving, a ceiling rose, picture rail, radiator and door through to the ensuite

En-Suite

With a large walk-in shower enclosure, with a mains thermostatic rainfall shower and a handheld attachment. There is a toilet, vanity sink unit with black mixer tap and storage. There is a wall light, white plate towel radiator and an electric shaver point. There is an extractor.

Bedroom Two

A double bedroom which has new carpet, radiator and freshly painted. Two timber windows, coving and a ceiling rose.

Rear Garden

The property comes with a substantial rear garden. It's all low maintenance, with raised decked areas, outdoor plug sockets, lighting, there's storage and enclosed with a timber



fence and a gate through to the parking.

Parking

Communal private parking- this property has two spaces..

Other Useful Information

Grade II Listed

1/4 share of freehold

Lease around 990 yrs

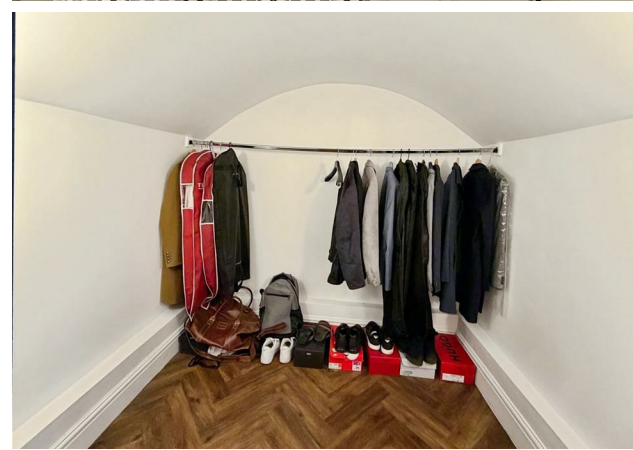
£200 pm maintenance charge

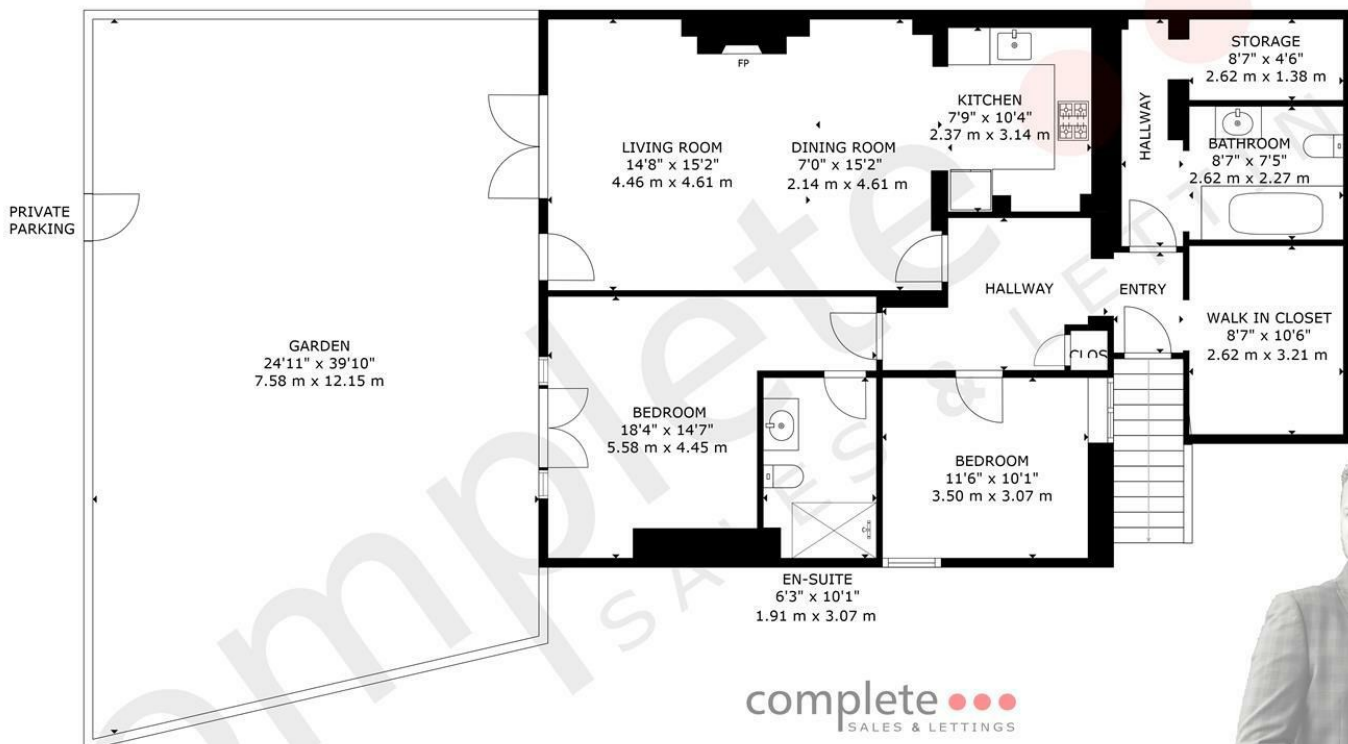
No chain

Built around 1823

Location

This Regency era conversion is situated in a quiet & trendy position, in a highly regarded residential address. Dating from the 1820's this property is in a sought after conservation area, walking distance from train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam which is moments walk from Portland Place West. Throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School in Leamington Spa, Warwick Boys School and Kings High School. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

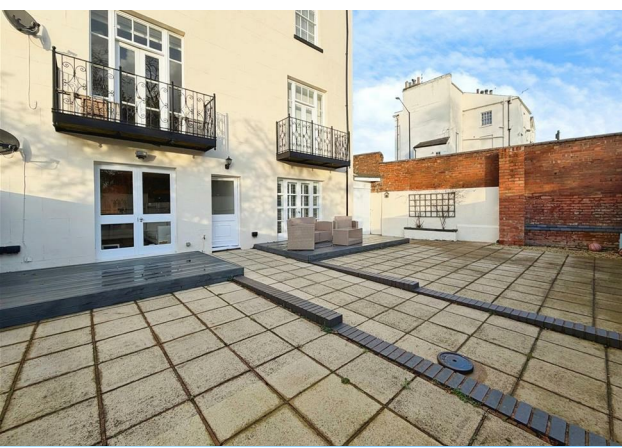




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GROSS INTERNAL AREA
FLOOR PLAN: 1,273 sq. ft, 118 m²
EXCLUDED AREA: PATIO 928 sq. ft, 86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

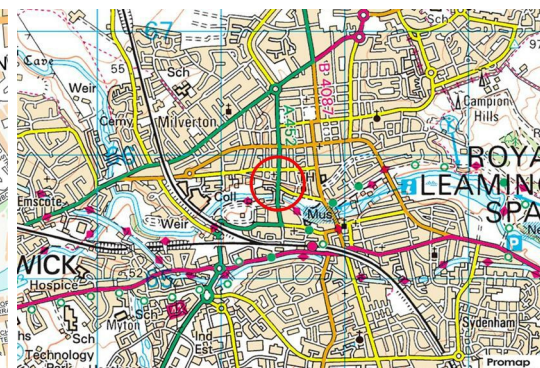
The Leamington Property Expert






- Spacious 1273 Sqft Apartment
- 1/4 Share Freehold
- Two Parking Spaces
- Grade II Listed 1823 Regency Era
- Moments To Town, Parks & Station

- Two Bedrooms
- Private Large Garden
- Open Plan Lounge Diner & Kitchen
- Gas Central Heating
- No Chain



PORTLAND PLACE WEST, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			
81-91 B			
69-80 C		72	78
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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