



PER MONTH  
**£1,250 Per Month**  
**28 Portland Place West**  
Leamington Spa, CV32 5EU

## PROPERTY SUMMARY

An excellent opportunity to rent a very well presented and much improved second floor flat forming part of a conversion of a beautiful Grade II Listed building on the edge of the town centre, offered for sale.

The property is ideally located within a highly desirable area and benefits from gas central heating, a modern fitted kitchen and modern fitted shower room.

The accommodation comprises in full, a communal entrance hall with security entry system, private entrance hall, good sized living room, modern fitted kitchen, two bedrooms and a modern fitted shower room.

Offered Unfurnished and available late July.

2



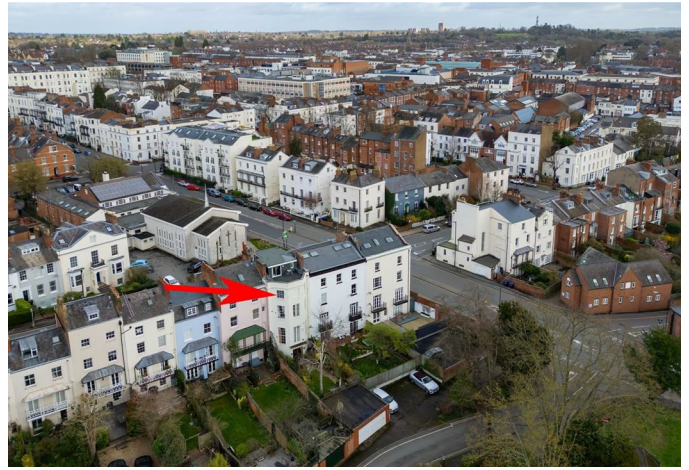
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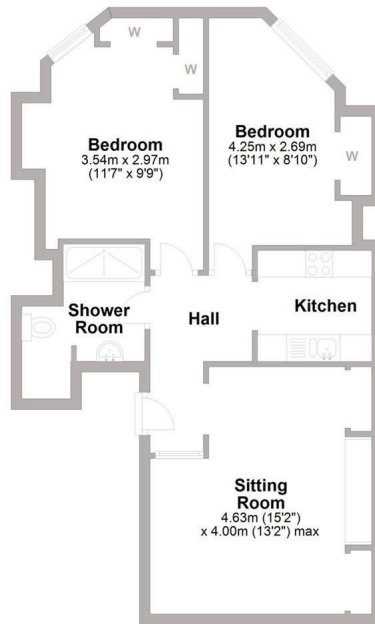
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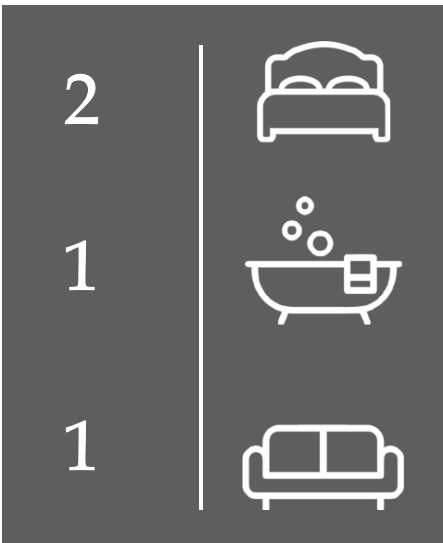




Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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