

**3 Bed
Apartment
located in**

**18 Portland Street
Royal Leamington Spa
CV32 5EW**


MARGETTS
ESTABLISHED 1806

Guide Price £600,000

18 Portland Street
Royal Leamington Spa
CV32 5EW



A truly exceptional and spectacular two storey duplex loft conversion, set right in the heart of our Royal Spa town providing over 1,600 square foot of stylish three bedroom accommodation with stunning open plan top floor living space. Viewing highly recommended.

Communal front door with security entry system opens into the Communal Entrance Hall with access to the car parking area and staircase rising to the First Floor Communal Landing.

Private door opens to the apartment.

SPACIOUS ENTRANCE HALL

with radiator and wiring for two wall lights together with understairs storage cupboard, access to a cloaks cupboard with hanging rail and coat hooks and doors opening to useful under stairs storage.

MASTER BEDROOM

15'1" x 14'4" max reducing to 11'11"

with sash window to side, radiator, wiring to wall lights, security phone entry system, and fitted large double door wardrobe with hanging rail and shelf.

STUNNING LUXURY ENSUITE SHOWER ROOM

with large double walk-in shower cubicle with adjustable shower, wash hand basin with concealed cistern, his and her wash hand basin with mixer tap and drawers beneath with mirrored medicine cabinets over, tiled floor and full height tiling on the walls, down lighters and extractor fan.

BEDROOM TWO

11'7" x 14'0" which excludes a substantial door re

Window to the side and radiator, and the dimensions exclude built-in wardrobe with hanging rail and shelf and airing cupboard housing the hot water cylinder on the walls, down lighters and extractor fan.

BEDROOM THREE

13'5" max x 10'2" max to the side

radiator and double door fitted wardrobe with hanging rail and shelf.

APARTMENT BATHROOM

is beautifully appointed with large walk-in, fully tiled shower cubicle with adjustable shower, heated towel rail, Villeroy and Boch toilet with concealed cistern and wash hand basin with mixer tap and drawers beneath together with mirrored medicine cabinet above. Tiled floor and full height tiling on all walls with down lighters and extractor fan.

Staircase rising to the breath taking Top Floor. Staircase from the Entrance Hall leads up to the Magnificent Open Plan Living Room/Kitchen

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PLEASE WATCH OUR VIDEO TOUR A truly exceptional and spectacular two storey duplex loft conversion, set right in the heart of our Royal Spa town providing over 1,600 square foot of stylish three bedroom accommodation with stunning open plan top floor living space. Viewing highly recommended.



MAGNIFICENT OPEN PLAN LIVING ROOM/KITCHEN

39'8" x 22'3"

with cathedral style open plan ceiling with roof lights. This magnificent room features windows to either side, three radiators, and a comprehensive range of extensive kitchen units topped with, we believe, granite work surfacing. The kitchen has a comprehensive range of eyelevel wall cupboards. The kitchen incorporates a double Franke sink with mixer tap, Neff electric hob, Neff double oven, tall ladder style fridge, integrated undercounter Miele washing machine and separate Miele tumble dryer, Integrated Neff dishwasher and bin store. Two separate undercounter integrated freezers and the island unit enjoys skirting board lighting. The high-level wall cupboards provide under unit lighting.



PARKING AND BIN STORES

The parking area is accessed from Windsor Street via electric gates and opens into a courtyard where there is an allocated car parking space for the property. There is also a concealed bin store.

AGENTS NOTES



All main services are connected including gas.
We believe the property is leasehold with a 125 years from 1/1/2003. (103 years remaining).
The Seller informs us the service charge and ground rent are approximately £5,294.20 per annum and this includes insurance of the property.

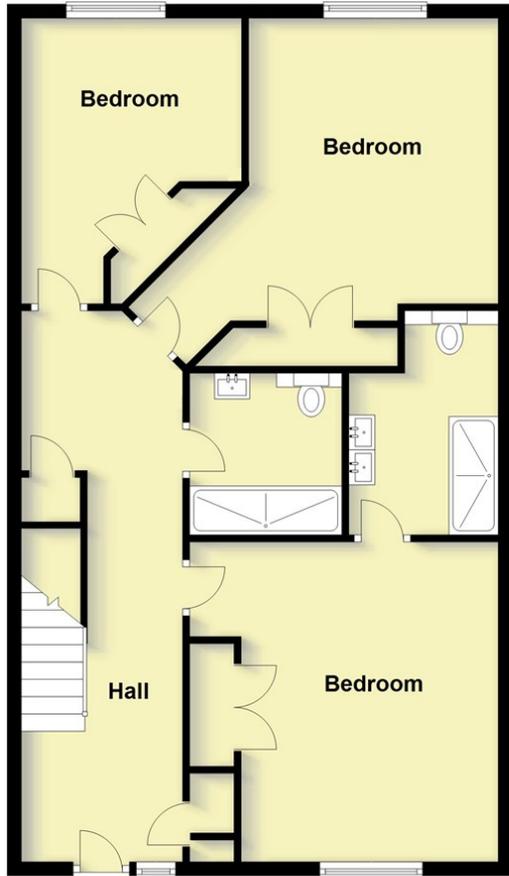




18 Portland Street, Royal Leamington Spa, CV32 5EW



First Floor
Approx. 81.7 sq. metres (879.4 sq. feet)



Second Floor
Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)

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

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

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