



BIRKLAND HOUSE

Portland Street, Leamington Spa, CV32 5EY

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 18TH JULY - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Situated in the heart of Leamington Spa town centre, this top-floor one-bedroom flat offers the best of town living. Just a short walk from the train station, you'll also find an excellent selection of independent coffee shops, bars, restaurants and boutique stores right on your doorstep. Perfect for commuters, the property is also moments from some of the town's most popular green spaces, including Pump Room Gardens, Victoria Park and Jephson Gardens.

The accommodation briefly comprises an entrance hallway with cloak space, a spacious double bedroom, a bathroom with shower over bath, a separate WC, and a bright open-plan living/kitchen area. The fully fitted kitchen includes a washing machine, fridge/freezer and an additional under-counter fridge.

Further benefits include access to communal rear gardens via the ground floor hallway and on-street permit parking. Offered FURNISHED, this apartment presents an ideal opportunity to enjoy convenient town-centre living in one of Leamington Spa's most sought-after locations. Council Tax Band A. Energy Rating E. \*please note that previous images have been used for illustrative purposes.







## Key Features

- AVAILABLE 18th JULY
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- One Bedroom
- Top Floor Flat
- Furnished
- Town Centre Location
- On Street Permit Parking
- Council Tax Band A
- Energy Rating E

**£995 PCM**