



Portland Place West, Leamington Spa, CV32 5EU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 6th JUNE - DEPOSIT
ALTERNATIVE AVAILABLE ***

A beautifully presented and spacious three-bedroom duplex apartment, set within a charming Grade II listed period conversion in the heart of Leamington Spa town centre.

The property is accessed via a communal entrance hall with stairs leading to the first-floor private entrance.

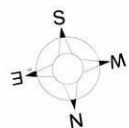
The accommodation briefly comprises a generous landing, a principal bedroom with a newly fitted en-suite shower room, two further double bedrooms (one benefiting from built-in wardrobes), and a stylish newly fitted family bathroom featuring a freestanding bath, separate shower cubicle, and an additional WC.

The upper level offers a stunning open-plan living space, full of character with exposed brickwork and vaulted ceilings. The modern kitchen is fully equipped with a breakfast bar and integrated appliances, including a washing machine, fridge/freezer, and dishwasher.

Additional benefits include private off-road parking for one vehicle to the rear, with further on-street permit parking available. This property will be offered UNFURNISHED. Council Tax Band C. Energy Rating D. ONE PET CONSIDERED.







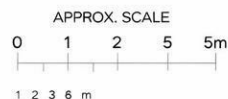
First Floor



Second Floor



Third Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
153 sq m (1,647 sq ft)

Key Features

- AVAILABLE 6th JUNE
- Leamington Spa
- Three Bedrooms, Two Bathrooms & Guest WC
- Top Floor Duplex Apartment
- UNFURNISHED
- Town Central & Close to Parks
- Close to Train Station & Allocated Parking Space
- ONE PET CONSIDERED
- Council Tax Band C
- Energy Rating D

£1,950 PCM