



Flat 1, 10/12 Portland Place West

Leamington Spa CV32 5EU

Guide Price £270,000

Flat 1, 10/12 Portland Place West

PRIVATE REAR GARDEN - NO ONWARD CHAIN A rare opportunity to acquire a lovely garden apartment located within a highly desirable residential area just a few minutes walk from the town centre, local parks and the railway station.

The property forms part of a conversion of a Grade II Listed building and has a large South facing garden to the rear with a large patio and the potential for a home office to be constructed (subject to the usual consents).

The apartment offers well-proportioned gas centrally heated living space set over one level and the accommodation comprises in brief, a fully fitted kitchen, good sized living room with fireplace, two double bedrooms with built in wardrobes, en suite shower room and main shower room.

The property is offered for sale with no upward chain and we thoroughly recommend an internal inspection to appreciate this apartment, its garden and location to the full.

LOCATION

Leamington Spa is regularly listed as one of the best places to live in the UK and, with this superb apartment being ideally situated not far from the town centre, it offers easy access to all that lovely Leamington has to offer.

The restaurants/bars/cafés/shops on Regent Street are under 5 minutes walk away, Leamington's famous Parade is also under 5 minutes away, as are the lovely open spaces at Jephson Gardens, the Pump Room Gardens and Victoria Park.

Leamington Spa train station is 5-10 minutes walk away and offers mainline trains to Birmingham International Airport (20 minutes), Birmingham (35 minutes) and London (75 minutes).

The major road network can also be accessed in no time at all with junction 14 of the M40 just a short drive away. There is also easy access to Warwick (2miles), Kenilworth (4miles), Coventry (7miles) and Stratford-upon-Avon (12miles).

There are numerous gyms nearby and plenty of sports facilities including golf clubs (such as The Warwickshire 10mins away), rugby, football, tennis clubs (including the world's oldest),

rowing on the River Avon and horse racing at Warwick and Stratford, to name a few.

KITCHEN

5.03m x 2.73m (16'6" x 8'11") Having a four ring gas hob, extractor fan above, oven unit, granite work top surfaces and cupboards for storage. Also having tile flooring and space for white goods.

SITTING ROOM

5.07m x 4.15m (16'7" x 13'7") A great space which has space for lounge furniture, log burner, two gas central heating radiators and two glazed windows to the front elevation.

SHOWER ROOM

2.83m x 1.31m (9'3" x 4'3") Having a low level W/C, sink unit, shower cubicle, heated towel rail, tile flooring and part tiled walls.

MASTER BEDROOM

4.08m x 3.14m (13'4" x 10'3") Having space for bedroom furniture, built in wardrobes, glazed window to the rear elevation, a door leading out to the private rear garden and a gas central heating radiator.

Features

Rarely Available And True Garden Apartment

70 ft Private South Facing Garden With Rear Access

Lower Ground Floor Apartment

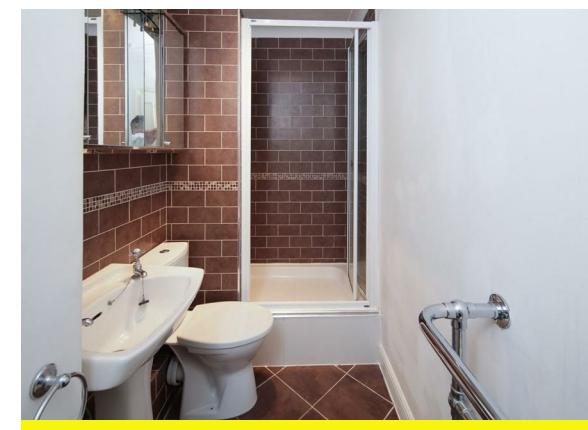
Two Bedrooms With The Master Having An En-suite

Town Centre Location

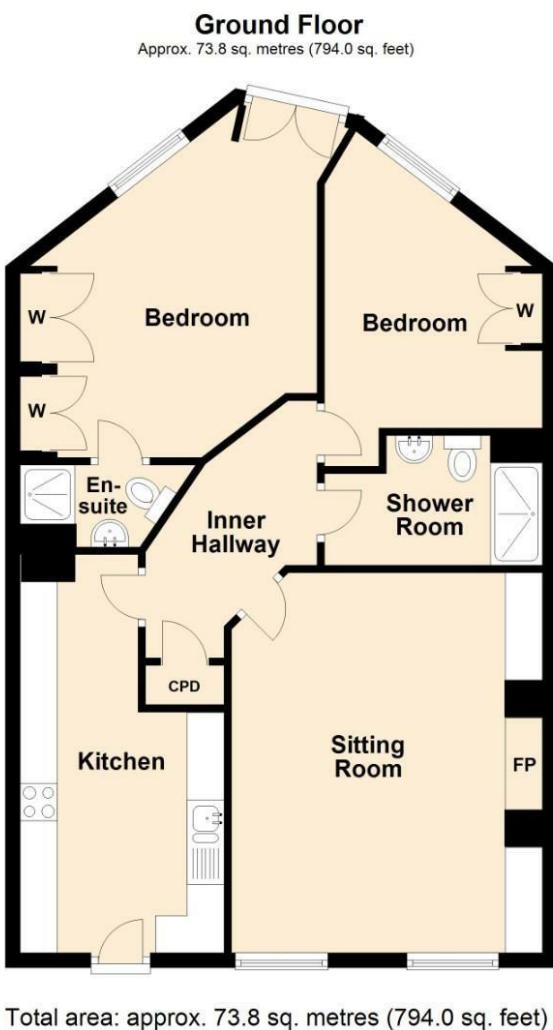
No Onward Chain

Ideal For First Time Buyers / Investors





Floorplan



General Information

Tenure
Leasehold

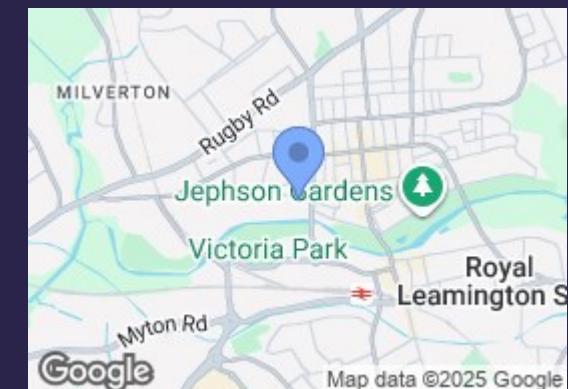
Fixtures &
Fittings

Specifically excluded
unless mentioned in these
sales particulars.

Services

We understand that mains
water, gas, electricity and
drainage are connected to the
property. We have not carried
out any form of testing of
appliances, central heating or
other services and
prospective purchasers must
satisfy themselves as to their
condition and efficiency.

Council Tax
Band C - Warwick
District Council



Contact us

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Visit us

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