



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/café/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.

EN-SUITE

Having a low level W/C, sink unit, shower cubicle, heated towel rail, tile flooring and part tiled walls.

BEDROOM TWO

Having space for bedroom furniture, built in wardrobes, glazed window to the rear elevation and a gas central heating radiator.

REAR GARDEN

Having a very good sized private rear garden which solely belongs to this apartment. The garden is mainly laid to lawn and has a patio area. There is potential to add a summer house / office (STPP). There is a large patio area with raised flower beds and outside storage at the front of the property.

PARKING

There is on street parking and this apartment has access to two / three permits.

LEASE INFORMATION

The property is leasehold with a share of the freehold. There is a 125 year lease commencing 24th June 1986 (approx 86 years remaining). We have been informed by our clients that there

Features

Rarely Available And True Garden Apartment

70 ft Private South Facing Garden With Rear Access

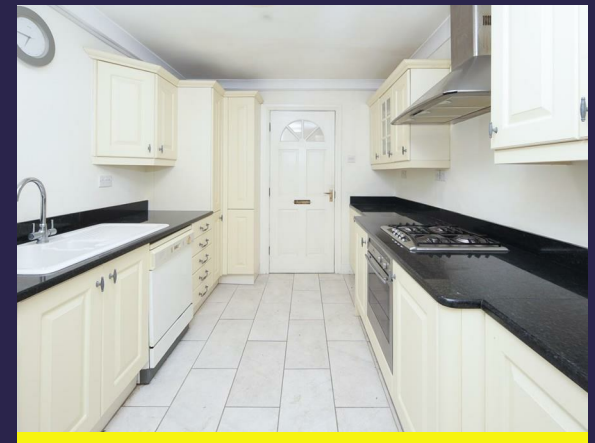
Lower Ground Floor Apartment

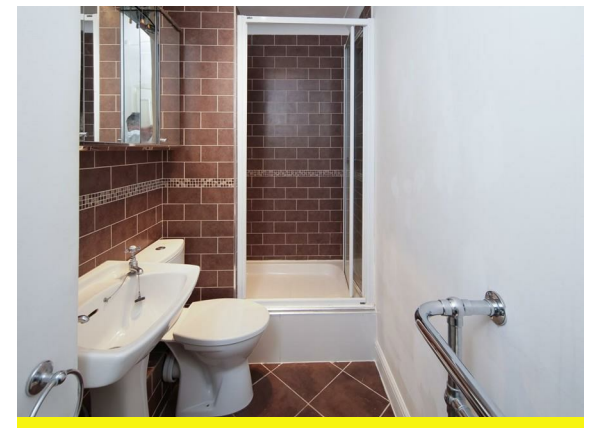
Two Bedrooms With The Master Having An En-suite

Town Centre Location

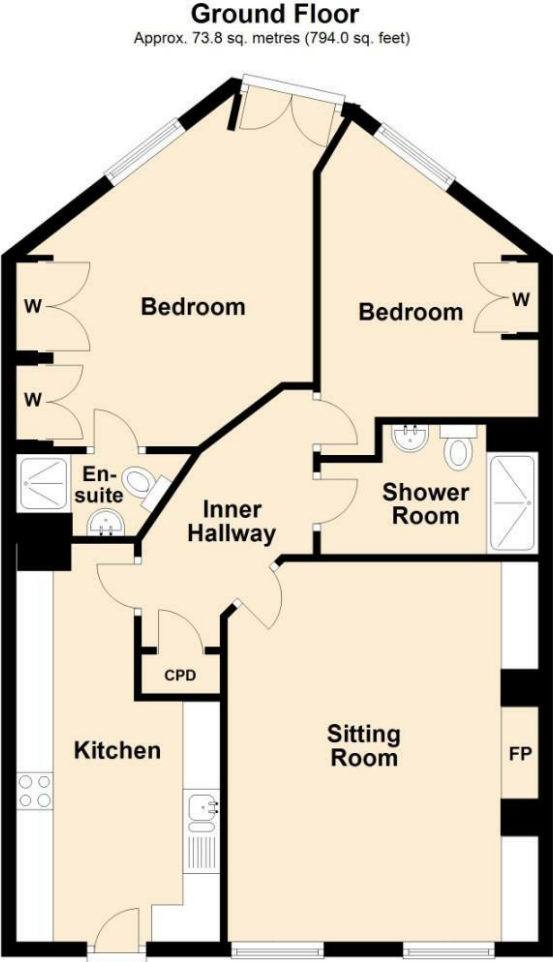
No Onward Chain

Ideal For First Time Buyers / Investors





Floorplan



Total area: approx. 73.8 sq. metres (794.0 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

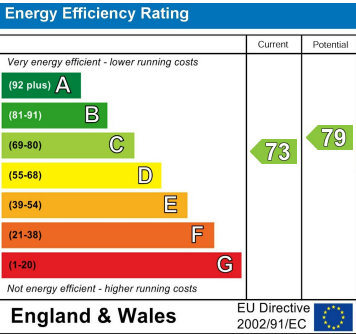
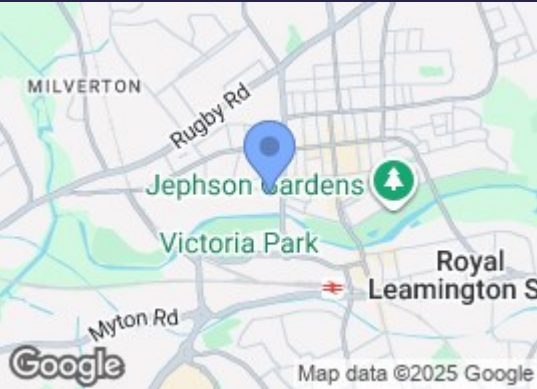
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Contact us

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