



34 Portland Place East, Leamington Spa, CV32 5ET
Guide Price £220,000

charlesrose.

This beautifully presented and quirky top floor apartment could not be located in a more convenient position of Leamington Spa within this period property. Offering comfortable and fashionable living accommodation with open plan living, two bedrooms and a modern bathroom suite. There are stunning roof top views on offer and the location takes advantage of being just a stroll from the Parade, the local parks and the train station.

LOCATION

Portland Place East is ideally situated within easy walking distance of all that the town centre has to offer, including the beautiful Jephson Gardens, a vibrant mix of bars and restaurants, and central Leamington's diverse range of independent retailers and artisan coffee shops. For commuters, Leamington Spa train station is just a ten-minute walk away, offering regular services to London, Birmingham, and beyond. The area also benefits from excellent road links to neighbouring towns and cities, as well as easy access to the Midland motorway network, notably the M40. And for those who love the countryside, scenic rural escapes are never far from your doorstep.

GROUND FLOOR

The building's main front door offers secure entry with intercom access to all apartments. The communal areas are well maintained, and the stairs spiral upwards to the upper levels, leading to the second floor where the apartment's front door is located.

SECOND FLOOR

Upon entering the apartment, you are welcomed into an entrance hallway with

convenient storage and doors to all rooms. To one side lies the bright, dual-aspect open-plan living space, featuring a modern fitted kitchen, an exposed brick wall that adds a stylish industrial touch, and plenty of room for seating, dining, and entertaining. There are two bedrooms: the main is a generously sized double, while the second is currently set up as a home office. Completing the layout is a spacious, contemporary bathroom with sleek white fittings.

TENURE / MAINTENANCE CHARGES

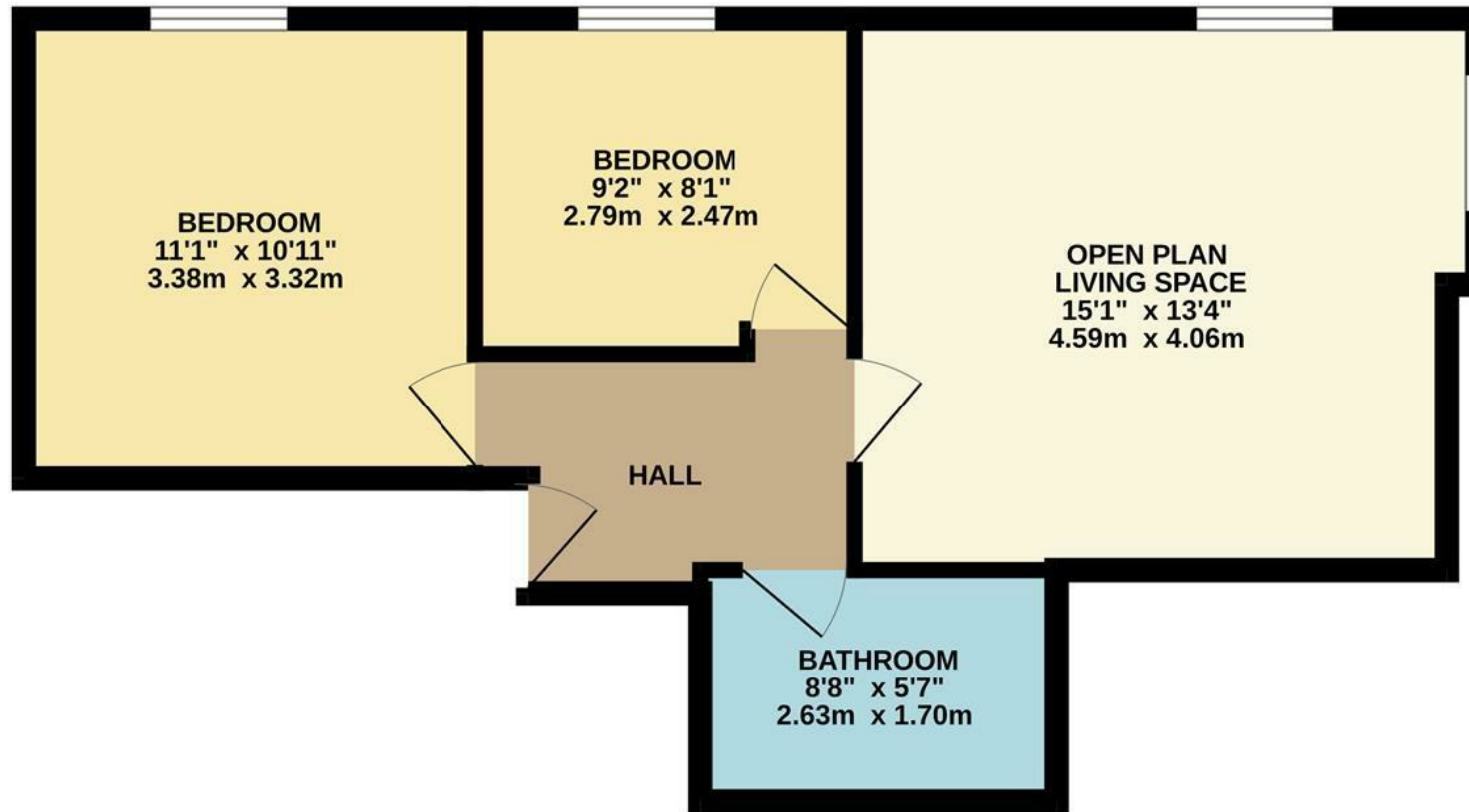
The property will be sold with an original lease of 115 years with 111 years remaining. At current the ground rent is £150 per annum and maintenance service charges equate to £1,824.00 per annum.

OUTSIDE

To the rear of the property, there is a communal area with convenient service bins and recycling facilities. Beautiful green spaces, including Jephson Gardens, the Bandstand Gardens, and Victoria Park, are just a short stroll away.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

