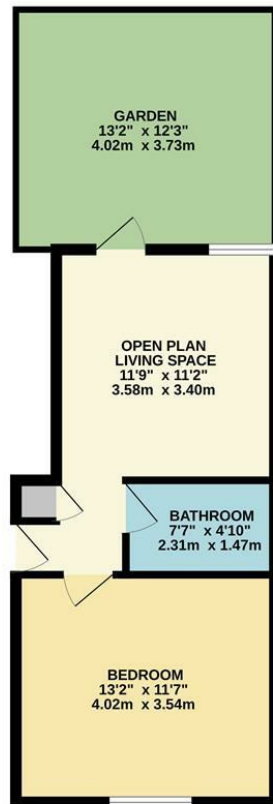


GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.4 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.  
Made with Metropix 52025

Flat 2 37 Portland Street, Leamington  
Guide Price £175,000

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This beautifully presented garden apartment is located within the imposing and centrally positioned Birkland House in the heart of Leamington Spa town centre within this fashionable west position all simply strolling distance from all the towns amenities, parks and train station. The apartment is located on the lower ground and offers open plan living, large double bedroom and comes with its own private garden which is so rare for a town centre apartment. Further benefitting with no onward chain.

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