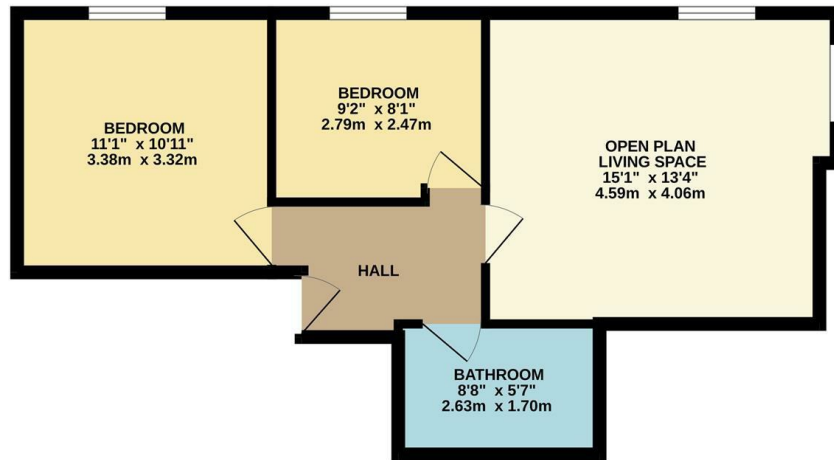


34 Portland Place East, Leamington
£1,250 Per Month

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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.
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A beautifully presented two bedroom, top floor apartment situated within an attractive period property, ideally positioned in the heart of Leamington Spa. This property is perfectly suited to professionals, couples, or anyone seeking convenient town centre living.

The apartment is accessed via a secure communal entrance with intercom entry and benefits from well maintained communal areas. Stairs rise to the second floor, where the apartment's private entrance opens into a welcoming hallway with useful storage and access to all rooms.

At the heart of the home is a bright dual-aspect open-plan living space. The contemporary fitted kitchen integrates seamlessly with the living area, while an exposed brick feature wall adds character and a stylish industrial feel. There is ample space for both dining and lounge furniture, creating a versatile and inviting living environment.

The accommodation further comprises a generous double bedroom and a second bedroom which is ideally suited as a guest room, dressing room, or home office. A spacious modern bathroom completes the property, featuring a sleek white suite and contemporary fittings.

The apartment is within easy walking distance of the Parade, the railway station, and some of the town's most popular green spaces, including Jephson Gardens, Bandstand Gardens and Victoria Park. Permit parking is available.

Available Now.

EPC Rating D
Council Tax Band A

Holding Deposit £280
Security Deposit £1440

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