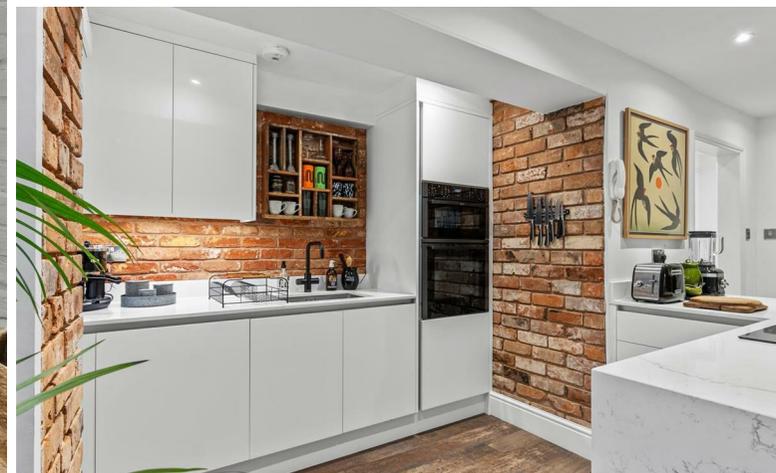


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RESIDENTIAL

Your Property - Our Business



Flat 1, 14 Portland Street, Leamington Spa



Stylishly presented, two double bedroomed basement apartment with courtyard garden, private entrance and refitted kitchen and bathroom. NO CHAIN.

**Briefly Comprising;**

Private entrance hallway, utility/storage area. Stylish large open plan living/dining/kitchen with refitted units and integrated appliances. Large double bedroom with patio doors to garden and useful storage recesses, further double bedroom. Attractive white refitted shower room. Gas radiator

heating, part double glazing Walled courtyard rear garden. Access to lightwell area to the front of the property also.

**The Property**

Is approached via a pathway to the side of the property, which leads to a private gate to enclosed courtyard garden, with a flight of steps and wrought iron railings leading down to the predominantly flagged courtyard garden area. Which in turn, through a upvc double glazed entrance door, leads to private hallway.

**Private Entrance Hallway**

Leads through the property with radiator, wood look LVT flooring, downlighter points to ceiling, useful storage/utility area with a comprehensive range of fitted cupboards and storage solutions with integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, and additional store cupboards.





### Open Plan Living/Dining/Kitchen

14'1" exp 19'4" in kitchen area x 17'10" into bay (4.29m exp 5.89m in kitchen area x 5.44m into bay)

With timber framed sash windows to front elevation, downlighter points to ceiling, large display recess to fireplace, further storage recess, radiator and sliding door to bedroom, continuation of wood look LVT flooring, lobby area to glazed door leading to front lightwell, further door to useful shelved store cupboard.

### Kitchen Aea

Attractively refitted with a stylish range of units with solid working surfaces over and matching upstands, underslung Franke sink unit with Kettle tap providing hot and filtered water, inset four point Elica electric hob with built-in filter facility, Neff double oven, Bosch dishwasher, concealed kitchen fridge, exposed feature brickwork, under pelmet lighting, timber framed window to front elevation.



### Bedroom One

11'5" x 13'9" (3.48m x 4.19m)

With downlighter points to ceiling and two feature column contemporary style radiators, double glazed timber framed French doors with matching windows to side leading to the courtyard garden, display recess to chimney breast, archways leading through to walk-in potential wardrobe areas to either side of chimney breast.





### Bedroom Two

9'5" x 10' exp to 13'2" into doorway (2.87m x 3.05m exp to 4.01m into doorway)

With timber framed window to side elevation, and an additional metal double glazed window to side, radiator, door to cupboard concealing Intergas boiler, double doors to built-in store cupboard/wardrobe, currently fitted with shelving.

### Bathroom

Attractively refitted with a period style stylish suite to comprise; wall hung wash hand basin, wall hung

low level WC, double shower cubicle with period style fixed rainwater shower head with additional hand held shower attachment, attractive neutral toned splashback tiling, exposed brick style tiling, continuation of LVT flooring, automatic lighting, downlighter points to ceiling, extractor and radiator towel rail.

### Outside Courtyard Garden

The property is approached via a walled courtyard garden predominantly laid to flagstones, with brick steps and wrought iron railings leading down. There

is a useful recess under stairs providing storage and additional door to further outside storage cupboard.

### Outside (Front)

To the front of the property is a lightwell area with two arched recessed areas underneath the pavement, with light point.

### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).



#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 999 year lease (01/01/2013), with 987 years remaining, service charge is £1,750 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected

to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band B.

#### Location

CV32 5HE

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 80.0 sq. metres (861.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact