



Portland Place West, Leamington Spa, CV32 5EU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 6th JUNE - DEPOSIT
ALTERNATIVE AVAILABLE ***

A beautifully presented and spacious three-bedroom duplex apartment, set within a charming Grade II listed period conversion in the heart of Leamington Spa town centre.

The property is accessed via a communal entrance hall with stairs leading to the first-floor private entrance.

The accommodation briefly comprises a generous landing, a principal bedroom with a newly fitted en-suite shower room, two further double bedrooms (one benefiting from built-in wardrobes), and a stylish newly fitted family bathroom featuring a freestanding bath, separate shower cubicle, and an additional WC.

The upper level offers a stunning open-plan living space, full of character with exposed brickwork and vaulted ceilings. The modern kitchen is fully equipped with a breakfast bar and integrated appliances, including a washing machine, fridge/freezer, and dishwasher.

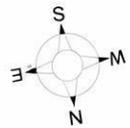
Additional benefits include private off-road parking for one vehicle to the rear, with further on-street permit parking available. This property will be offered UNFURNISHED. Council Tax Band C. Energy Rating D. ONE PET CONSIDERED.





Key Features

- AVAILABLE 6th JUNE
- Leamington Spa
- Three Bedrooms, Two Bathrooms & Guest WC
- Top Floor Duplex Apartment
- UNFURNISHED
- Town Central & Close to Parks
- Close to Train Station & Allocated Parking Space
- ONE PET CONSIDERED
- Council Tax Band C
- Energy Rating D



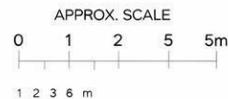
First Floor



Second Floor



Third Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
153 sq m (1,647 sq ft)

£1,950 PCM