

PORTLAND PLACE EAST, LEAMINGTON SPA CV32 5ES



AN EXECUTIVE LOWER GROUND FLOOR APARTMENT, LOCATED IN THE TOWN CENTRE AND OFFERED ON A PART FURNISHED BASIS.

- **TOWN CENTRE LOCATION**
 - Part Furnished
 - TWO BEDROOM
- **Private patio and garden**
 - Gas central heating
- **AVAILABLE Mid April**
 - Sorry No Pets
 - EPC: 77 (C)
- **VIEWING RECOMMENDED**

2 BEDROOMS

£1,400 PCM

Hawkesford are delighted to offer this Lower Ground Floor Apartment situated in the heart of Leamington town centre. Within easy walking distance of the main Parade, the train station and the local parks.

This executive apartment is offered on a part furnished basis and benefits from its own private entrance door, two bedrooms, two bathrooms and a private rear garden. Parking is on street via permit. Internal viewing recommended to appreciate the size and space available. Sorry this property is not suitable for young children or pets.

Entrance Hall

Private front door leading to entrance hall. Storage cupboard and door leading into

Living Dining Room 14'9" x 20'4" (4.52 x 6.22)

With bay window to the front elevation. Storage cupboard, open archway to kitchen and further door the internal hallway.

Furniture remaining; sofa, two lounge chairs, coffee table, Table and four dining chairs and shelving.

Kitchen 6'4" x 9'1" (1.95 x 2.77)

Open archway leading into the well equipped kitchen fitted with a range of floor and wall units, stainless steel sink and drainer.

Appliances include: electric oven with gas hob, dishwasher, washer drier and fridge/freezer

Inner Hallway

with doors leading off to; Bathroom, Bedroom One and Bedroom Two

Bedroom One 8'11" x 12'7" (2.74 x 3.86)

A double bedroom with doors leading onto the private patio area and further door leading to the en-suite shower room.

furniture remaining; Double bed, bedside tables, mirror and wardrobe

En-suite Shower Room

Fitted with a white suite to comprise; shower cubicle, pedestal wash hand basin and wc

Bathroom

Fitted with a white suite to comprise; low level wc, pedestal wash hand basin with mirror over, bath with shower.

Bedroom Two 9'4" x 7'8" (2.86 x 2.36)

A single bedroom with a desk, chair and mirror, drawer and built-in storage cupboard. Doors leading onto the private patio area

Outside

To the front: hard landscaped paved patio courtyard leading to the front door.

To the rear: private patio area with steps leading up to the attractive private garden with wooden seat.

Tax Band

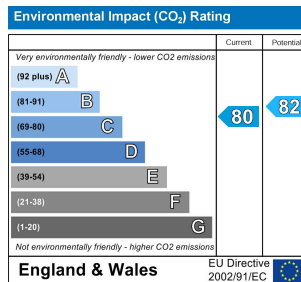
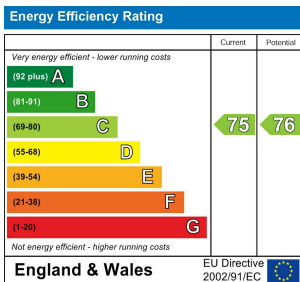
Council Tax Band "C" from Warwick District Council

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



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