



PCM

**£1,350 PCM**

**Portland Street**

Leamington Spa, CV32 5EY

## PROPERTY SUMMARY

A three bedroom lower ground floor apartment in a Grade II listed building situated just a few minutes' walk to The Parade. The property is ideally located for the town centre and offers flexible and well proportioned accommodation set mainly over one level. In brief the accommodation comprises an open plan kitchen/dining/living room, three double bedrooms, main bathroom, en suite shower room, utility room . The property also has a benefit of a study room and garden UNFURNISHED and available from 9h August 2025.

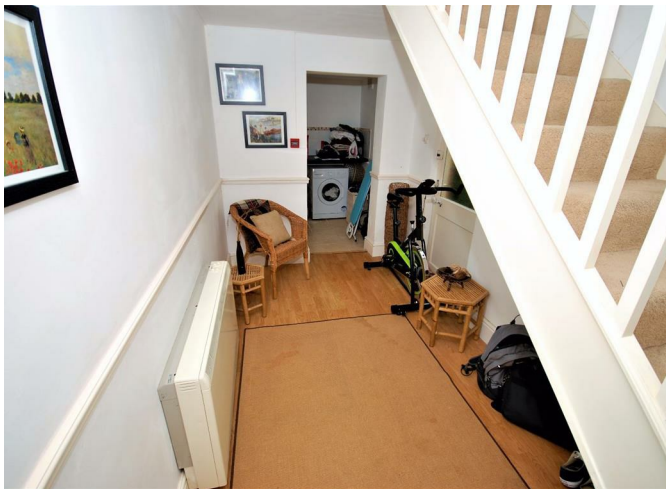
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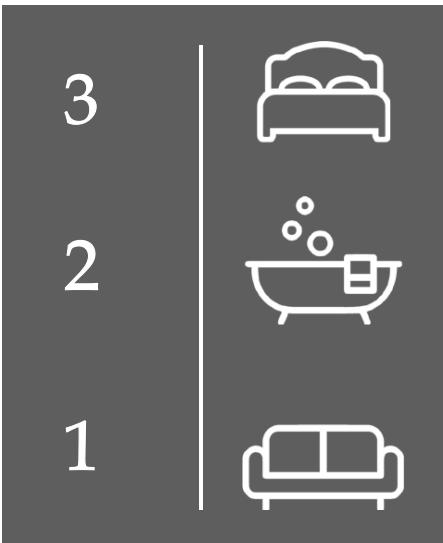
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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