



PCM
£1,250 PCM
Portland Place West
Leamington Spa, CV32 5EU

PROPERTY SUMMARY

An Exceptional Garden Apartment in the Heart of Leamington Spa

This rare and beautifully presented two double bedroom garden apartment is ideally positioned within Leamington Spa town centre, offering refined living with the benefit of a private landscaped garden.

The accommodation comprises a well-appointed kitchen, an elegant reception room featuring a striking fireplace, two generously proportioned double bedrooms, including a principal bedroom with en-suite facilities, and a further contemporary shower room.

Externally, the property benefits from a secluded, professionally landscaped private garden, with a monthly gardening service included.

the property has been newly decorated throughout, is offered unfurnished and available for immediate occupation.

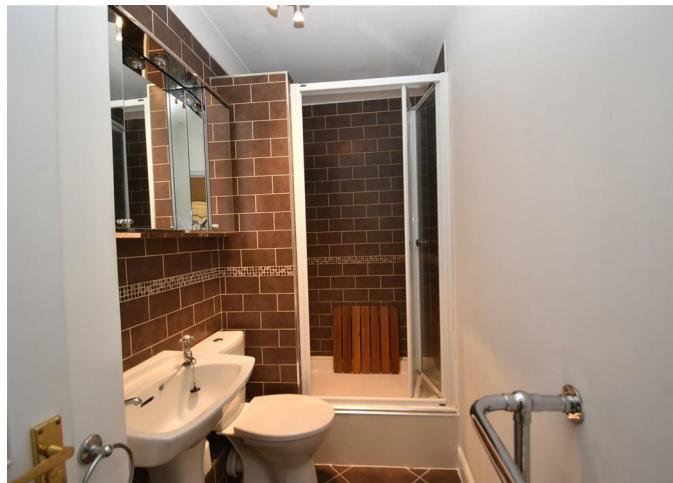
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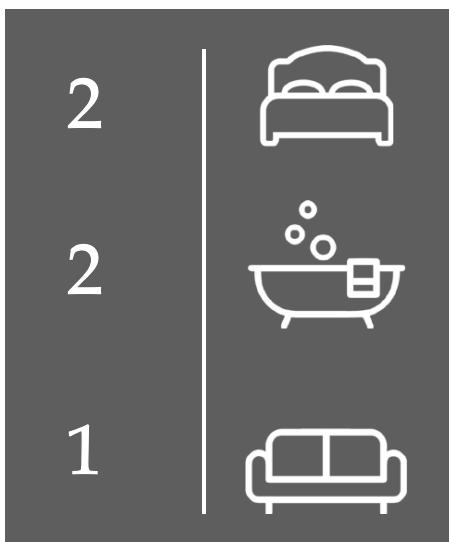
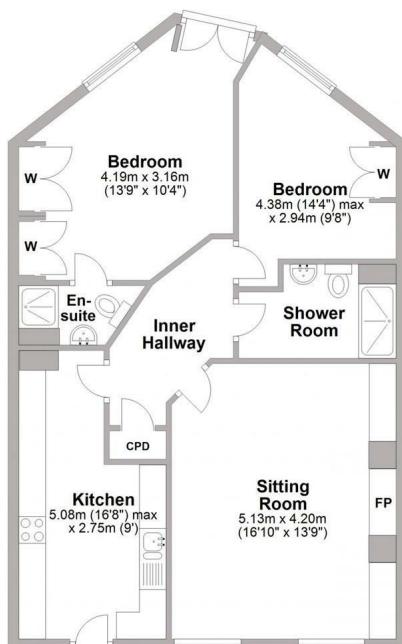
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Ground Floor
Approx. 73.8 sq. metres (794.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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