



Portland Street | Leamington Spa | CV32 5EY

**£1,550 Per month**



**KINGSWAY**  
— ESTATE AGENTS —



## Key features

- Prime Location In Leamington Spa Town Centre
- Two Double Bedrooms
- Fully Furnished
- EPC Rating: D

## Description

Charming Two-Bedroom Apartment in the Heart of Leamington Spa

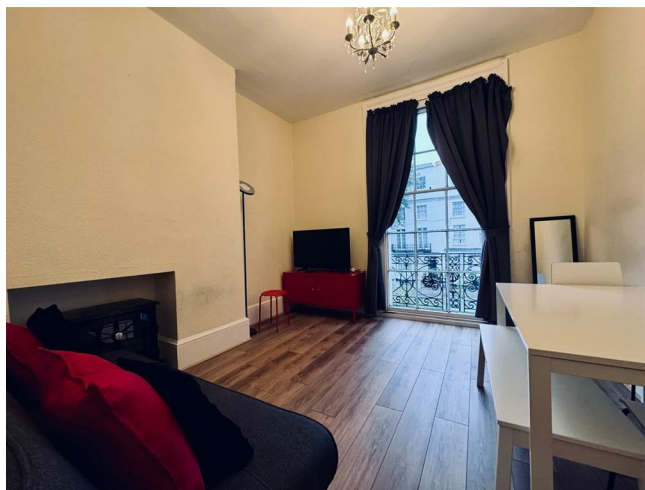
Kingsway Estate Agents are delighted to present this exceptional opportunity to rent a well-appointed two-bedroom apartment in the highly sought-after Leamington Spa Town Centre.

This beautifully located property features a spacious living room, a well-equipped kitchen, a modern main bathroom, and two generous double bedrooms.

Nestled on the picturesque, tree-lined Portland Street, this apartment benefits from the charm of impressive Georgian architecture while being just moments from the vibrant town centre. With the train station just a short 10-minute walk away and easy motorway access, this property in Leamington Spa offers a wealth of shops, cultural attractions, and a strong community atmosphere. ideal for commuters.

This is a must-see property, and early viewing is highly recommended to avoid disappointment!

EPC Rating: D



Living Room

13'5" x 11'6"

Kitchen

12'9" x 4'1"

Bedroom One

11'8" x 7'3"

Bedroom Two

13'5" x 6'5"







Floor plans



Total Floor Area Approx. 42 sq. metres  
(452.14 sq. feet)



The floor Plan is for illustration purposes only  
and may not be a representative of the  
property and is not to scale

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 56                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



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