

PORTLAND PLACE EAST, LEAMINGTON SPA CV32 5ES



- **TOWN CENTRE LOCATION**
 - Part Furnished
 - TWO BEDROOM
- Private patio and garden
 - Gas central heating
- AVAILABLE 18th 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

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Holding Deposit

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

