



Portland Place West, Leamington Spa, CV32
£325,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this elegant two-bedroom lower ground floor apartment, positioned within one of Royal Leamington Spa's most desirable addresses.

Forming part of a magnificent Grade II listed Regency building dating from circa 1824, the property offers the rare advantage of a private entrance, beautifully mature private garden and an exceptional double garage. Sold chain free, this unique home combines period charm with the convenience of a central town location.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked Ofcom Nov 25)

Mobile Coverage: Likely/Variable Coverage (Checked Ofcom Nov 25)

Heating: Gas Central Heating

Listed: Grade II

Tenure: Leasehold - 84 years remaining

Service Charge - £120 PCM

Ground Rent - N/A





The Finer Details

Situated within one of Royal Leamington Spa's most sought-after locations, this stunning two-bedroom lower ground floor apartment forms part of a magnificent Grade II listed Regency building dating back to circa 1824.

Offering rare outside space for a property of this type – including its own private entrance, a beautifully mature private garden, and an extraordinary double garage – this chain-free home combines period elegance with town-centre convenience.

Accessed via private steps from Portland Place West, the property opens into a charming courtyard with useful external storage housed in the original wet cellars. From here, the private front door leads into a welcoming entrance hallway that thoughtfully separates the living spaces to the rear from the bedrooms at the front.

The heart of the home is a beautifully proportioned open-plan reception room, bathed in natural light from double windows and sliding French doors that open directly onto the garden. With ample space for both a large dining table and a comfortable lounge area, and a central fireplace offering a cosy focal point, this room is perfect for both relaxed living and entertaining.

Adjacent to the reception room is a traditional U-shaped kitchen benefitting from plentiful storage, generous worktop space, and integrated appliances. The kitchen is fully functional but would reward a sympathetic update to make the most of its connection to the living space.

The principal bedroom is a spacious double with windows overlooking the private courtyard and an excellent range of built-in wardrobes and storage. The second bedroom, located opposite, is ideal for guests or a home office. Between the kitchen and second bedroom sits a useful utility room, offering exciting potential for reconfiguration or incorporation into one of the adjoining rooms.





The modernised family bathroom includes a bath, separate shower, WC and washbasin.

One of the standout features of this apartment is the exceptional private garden. Accessed from the reception room, this beautifully maintained outdoor space includes a generous south-facing terrace and central lawn bordered by raised flower beds and mature shrubs – a tranquil oasis in the very centre of town.

Beyond the garden, a set of stone steps leads to a highly unusual and desirable addition: a double garage. Currently used as a workshop, it opens onto Riverside below, offering exceptional storage or secure parking.

Only moments from the River Leam, Pump Room Gardens and Victoria Park, this home provides the perfect blend of Regency architecture, private outdoor space and unbeatable town-centre living. Early viewing is highly recommended for those seeking a unique property with charm, potential, and a truly special setting.

















About the Area

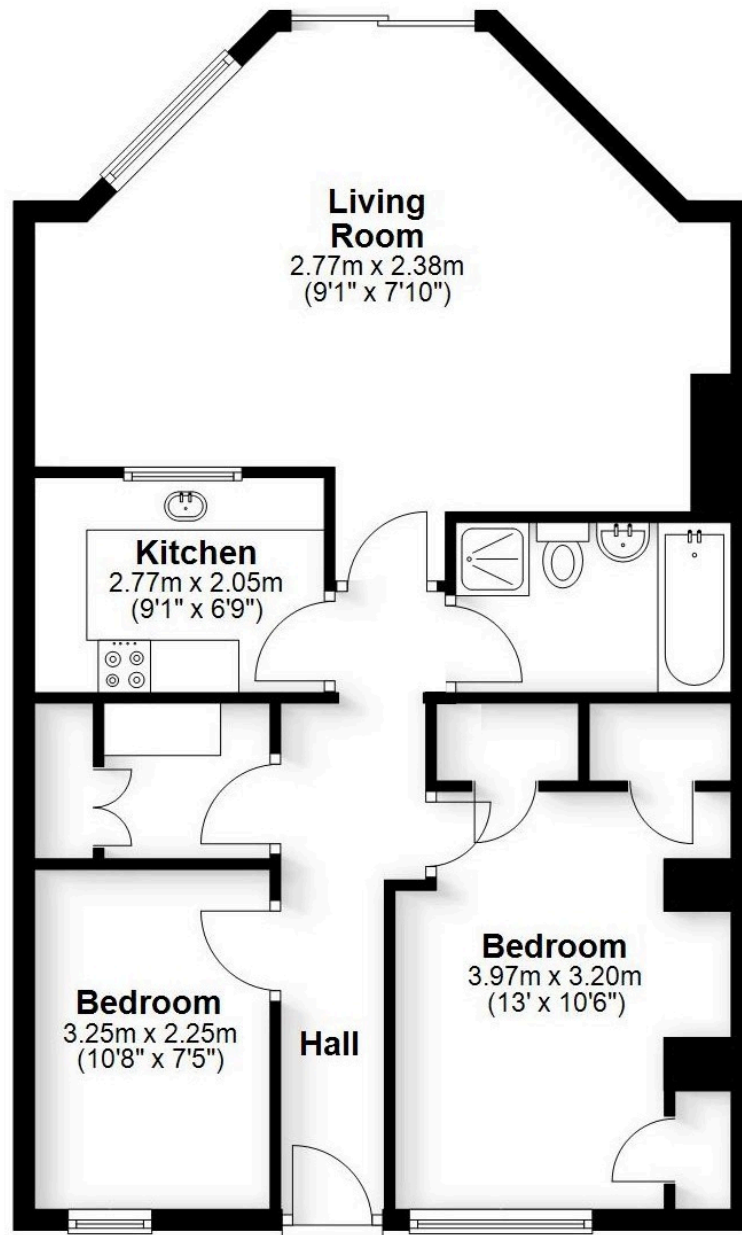
Portland Place West is one of Royal Leamington Spa's most desirable residential addresses, perfectly positioned to enjoy everything the town has to offer. Set moments from the banks of the River Leam (110m) and just a short stroll from the Pump Room Gardens (220m) and Victoria Park (300m), the location combines peaceful riverside living with exceptional town-centre convenience.

Leamington Spa's vibrant Parade (400m) — with its excellent selection of cafés, boutiques, bars, restaurants, and independent shops — is only a few minutes' walk away. For outdoor enthusiasts, the nearby parks provide beautiful green spaces, riverside walks and cycle routes, while the Royal Pump Rooms, Jephson Gardens (600m) and the Town Hall are all within easy reach, offering cultural and leisure attractions throughout the year.

Commuters are well served, with Leamington Spa railway station (0.7 miles) approximately a 15–20 minute walk from the property, providing direct links to Birmingham, Coventry, and London Marylebone. The area also benefits from excellent road connections to the M40, A46 and surrounding Warwickshire towns including Warwick, Kenilworth and Stratford-upon-Avon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		



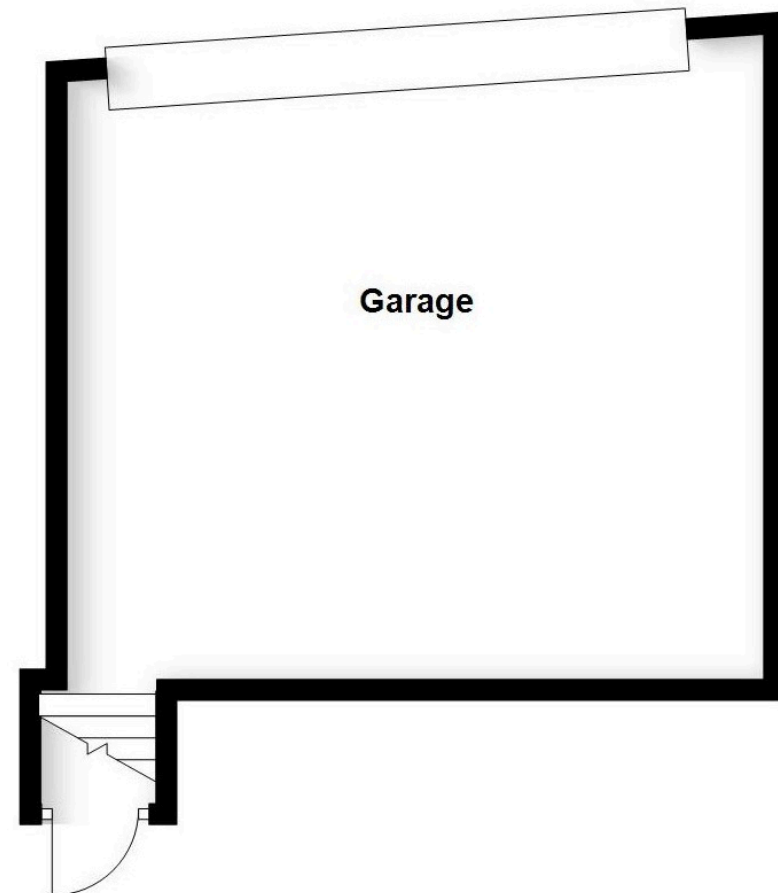


Total area: approx. 70.9 sq. metres (763.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garage

Approx. 70.9 sq. metres (763.1 sq. feet)







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