



Portland Street, Leamington Spa
£200,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is thrilled to present to the market this stunning one bedroom, one bathroom, second floor apartment set in one of Leamington Spa's iconic Grade II Listed Regency buildings at the heart of the town.

Having been tastefully decorated and sympathetically renovated by the current owners, this wonderful apartment, which offers a multitude of original and historic features offers contemporary and versatile living accommodation extending to approximately 440 sq ft.

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked Ofcom May 25)

Mobile Coverage: Likely Coverage (Checked Ofcom May 25)

Heating: Gas Central Heating

Listed: Grade II

Tenure: Leasehold - 150 years remaining

Service Charge - Adhoc by Leaseholders

Ground Rent - N/A







The Finer Details

Upon arriving at 25 Portland Street, the recently renovated and well maintained communal hallway guides visitors to the second floor apartment.

As you enter the apartment a hallway leads onto the central reception and sitting room, with large, recently restored sash windows which flood the room with natural light. The current owners have painstakingly exposed the original wooden flooring and cor-nicing while adding in stylish new radiators to not only showcase the character of this historic apartment, but ensure comfort and practicality.

Adjoining the sitting room, the beautifully designed kitchen has a rear aspect window and wooden cabinetry topped off with marble countertops providing ample kitchen storage. There are a number of integrated appliances including a fridge, gas hobs and dishwasher. The current owners have replaced the boiler, which is still under guarantee.

The bedroom sits is adjacent to the central sitting room and is a spacious double with windows providing classical views of the Regency architecture of Portland Street. Wooden flooring, which runs throughout the apartment adds to a feeling of serenity and relaxation.

As displayed throughout the property, the owners have undertaken extensive renovation of the bathroom, yet ensured a stylish and contemporary feel. There is a large rainfall shower, full width sink and WC alongside tiled flooring.

Permit parking is available on Portland Street and the neighbouring residential areas.

****Agents Notes:** Please note that the current owners and other leaseholders of 25 Portland Street have undertaken extensive renovations to the communal entrance hall and front fascia of the building. There was a new roof, (with Welsh Slate roof tiles) installed in May 2024).









About the Area

Portland Street is ideally situated in the heart of Royal Leamington Spa, offering immediate access to the town's vibrant amenities. The property is just a 2-minute walk (150m) from The Parade, the main high street lined with shops, cafés, and services. The independent boutiques and eateries of Regent Street are equally close (200m), with Warwick Street just a short stroll away (150m), making everyday errands or leisure activities incredibly convenient.

Leamington Spa is renowned for its green spaces, and Portland Street offers excellent access to several of the town's most celebrated parks. The award-winning Jephson Gardens is only 0.6 miles away, Pump Room Gardens is even closer at 0.2 miles, and Victoria Park, popular for its riverside paths and events, is just 0.4 miles to the southwest. For those who enjoy longer walks or outdoor sports, Newbold Comyn—a large park and nature area—is located approximately a mile from the property.

Leamington Spa Train Station is within a 10-minute walk (0.8 miles) and offers direct rail links to London Marylebone (approx. 1 hour 20 minutes) and Birmingham city centre (approx. 33 minutes). The town's central position also provides excellent road links via the nearby M40 motorway, and Birmingham International Airport is just a 35-minute drive, offering both domestic and international flights.



25 Portland Street, Leamington Spa, CV32



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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