

VICTORIA COURT

VILLA APARTMENTS LEAMINGTON SPA



A development by
SPACE^{gk}

VICTORIA COURT

Space GK is pleased to announce an exciting and unique new development at a premier location on Kenilworth Road, Leamington Spa.

This unique town centre site comprises of Regency and Contemporary living styles set within walled gardens. The imposing double bay fronted Regency building has been sympathetically restored to provide one exclusive first floor apartment and two ground floor duplex apartments. The existing building has been fused with four very modern and Contemporary town houses with four storey living including low level garage parking. The site is completed with one ultra-modern three storey detached property set within its own grounds.

All properties will be finished to a very high specification with both internal and external features determined by the type and period setting of the properties.



It is extremely rare for a new and unique development to come along offering all the benefits and amenities of town centre living with the convenience of quick access to the commuter networks. Victoria Court is ideally located to provide immediate access to the A46 and the motorway network and is within easy walking distance of Royal Leamington Spa town centre (recently voted the UK's happiest place to live!).

VICTORIA COURT

LOCATION

Royal Leamington Spa is located in the heart of England, near major transport links and only 20-30 minutes drive from historical neighbouring towns, cosmopolitan cities and acclaimed universities.

Originally famed for its “healing water,” today it is better known for its stunning regency architecture, superb restaurants, chic bars and magnificent parks and gardens.

Victoria Court is centrally situated, in an enviable north Leamington location, it offers a great opportunity to enjoy town centre living, minutes from the vibrant shopping centre, beautiful parks and open spaces.



Location



VICTORIA COURT VILLAS have been sympathetically restored to retain the period features of this elegant Regency building providing light and airy rooms. The building has been thoughtfully designed to accommodate modern living standards with very high levels of thermal and acoustic insulation. The spacious flexible apartments offer handcrafted open plan kitchens, separate living rooms, separate study, and en-suites to bedrooms 1 and 2.

KITCHEN

- Individually designed handcrafted kitchens by Charles Yorke, featuring the Framed Edwardian range. Classic style furniture with great versatility for a timeless look
- Silestone worktop and splashback to plots 1 & 2
- Individual islands with Silestone worktops and integrated extraction for plot 3
- Period kitchen design with Siemens modern kitchen appliances
- Integrated Microwave/oven
- Integrated Oven
- Integrated Dishwasher
- Multi-zone Induction Hob
- Integrated Fridge/Freezer
- Quooker tap with instant boiling water

FLOORS

- Kahrs engineered timber flooring to all reception rooms and plot 3 hallway
- High quality Cormar carpet to all bedrooms
- Porcelanosa large format tiles to kitchen floors and hallways to plots 1 & 2

INTERNAL FINISHES

- Period solid wood four panel painted internal fire doors
- Period satin chrome door furniture
- Period cornice to all reception rooms, hallways and bedrooms (Plot 3)

BATHROOMS / EN-SUITES

- Duravit white ceramic sanitary ware
- Duravit vanity furniture
- Hansgrohe chrome taps and thermostatic shower fittings
- Chrome heated towel rail
- Porcelanosa large format fully tiled floors with fully tiled feature walls
- Fully fitted glass shower screens and glass bath screens
- Heated de-mister mirrors with additional lighting
- Shaver socket

Specification



HEATING & HOT WATER

- Energy efficient Viessman gas boilers connected to hot water cylinders for instant hot water and heating
- Electric underfloor heating to all kitchen areas, bathrooms and en-suites
- Zehnder traditional thermostatically controlled radiators
- Wifi enabled heating controls

ELECTRIC & LIGHTING

- Low voltage LED lighting to all kitchens, hallways and bathrooms
- Combination of high grade satin chrome and ivory sockets and switches
- LED lighting underneath and inside the kitchen wall units

HOME ENTERTAINMENT

- Digital aerial and wiring for multimedia installations to provide Freeview TV, DAB radio and pre-wired for fibre optic cable services (subject to network availability)
- Wall mounted media panels in all reception rooms with two ethernet data points

SECURITY & PEACE OF MIND

- Access to all apartments via door entry system
- Mains supply smoke and heat detectors to all apartments and common area
- Multi-point front door entrance to each apartment
- Automatic 'welcome home' lighting to communal areas
- RIBA Professional consultants build supervision and building warranty certificate

CAR PARKING

- Two car parking spaces per apartment, one with an electric vehicle charging connection

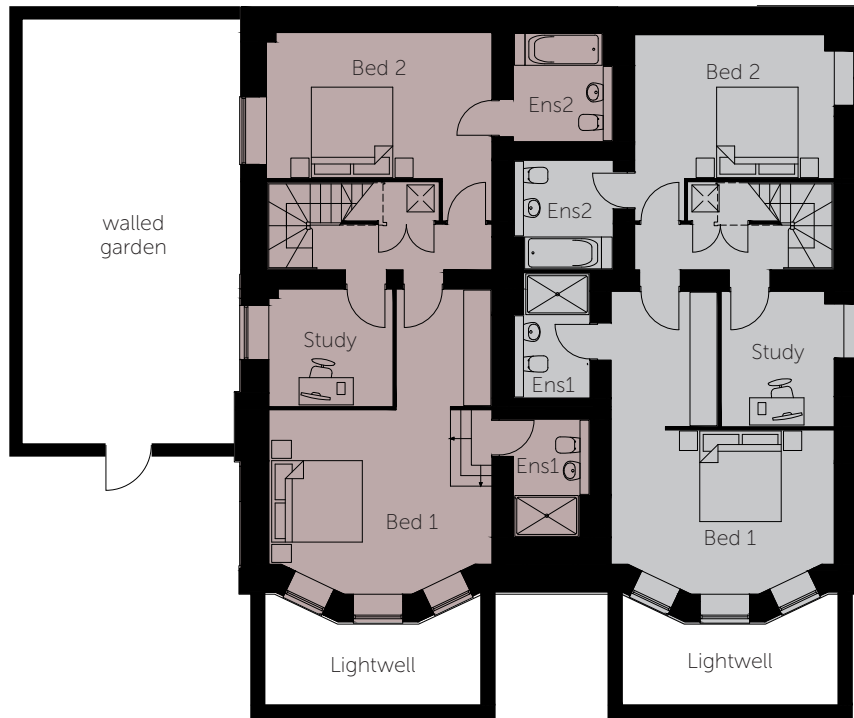
GENERAL

- Utility cupboard with Miele washer and dryer in plots 1 & 2
- Separate large Utility room in Plot 3 with Miele washer and dryer
- Large built-in wardrobes to Plots 1 & 2
- Stunning roof light to plot 3 illuminating the hallway and the elegant period staircase
- Loft storage area for plot 3 with access ladder and loft hatch
- Traditional double glazed sash windows throughout the building



LOWER GROUND FLOOR

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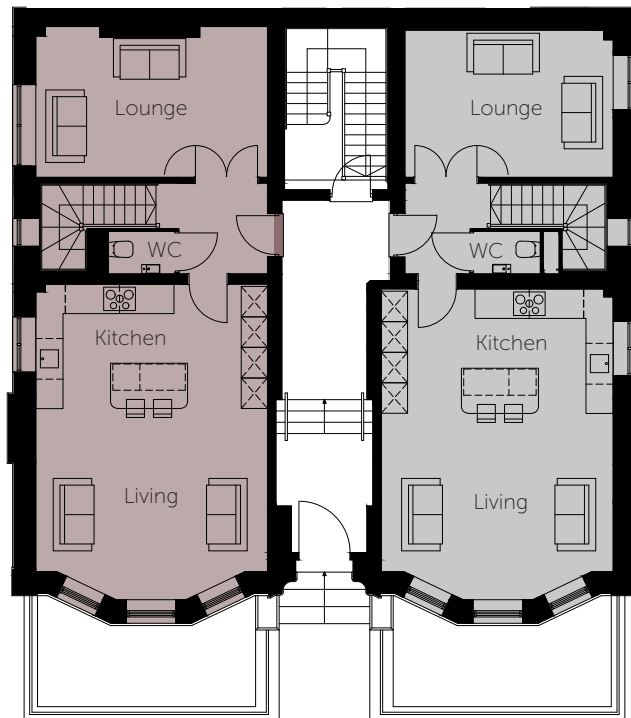
APARTMENT 1	m	ft
Bedroom 1	4.9 x 3.4	16'2" x 11'3"
Bedroom 2	4.9 x 3.2	16'1" x 10'5"
Bedroom 3/Study	2.7 x 2.6	8'10" x 8'6"

APARTMENT 2	m	ft
Bedroom 1	4.9 x 2.9	16'1" x 9'6"
Bedroom 2	4.4 x 3.1	14'6" x 10'5"
Bedroom 3/Study	3.0 x 2.5	9'10" x 8'3"

Apartments 1 & 2

GROUND FLOOR

GROUND FLOOR



APARTMENT 1

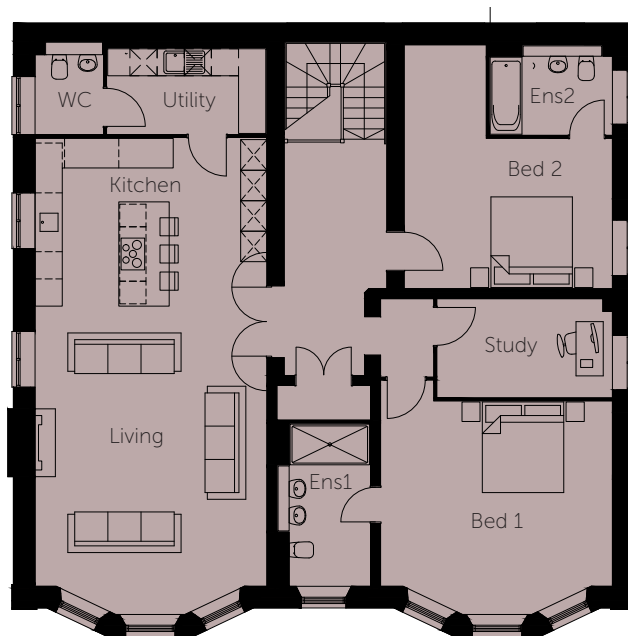
	m	ft
Lounge	5.1 x 3.3	16'9" x 10'11"
Kitchen/ Living	6.3 x 5.1	20'8" x 16'9"

APARTMENT 2

Lounge	4.5 x 3.3	14'10" x 10'10"
Kitchen/ Living	6.2 x 5.1	20'7" x 16'9"





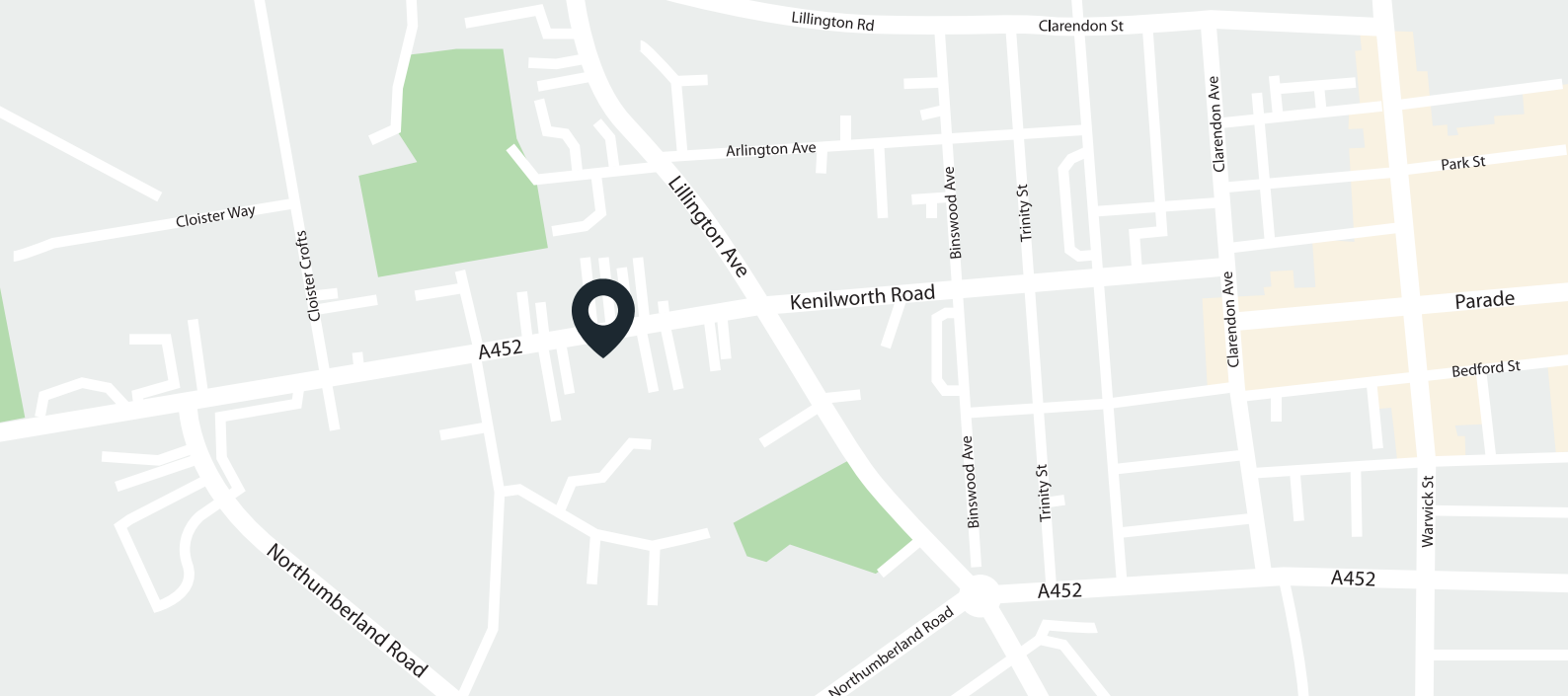


FIRST FLOOR

FIRST FLOOR	m	ft
Kitchen/Living	9.9 x 5.1	32'6" x 16'9"
Bedroom 1	5.1 x 4.1	16'9" x 13'6"
Bedroom 2	4.6 x 3.5	15'1" x 11'6"
Bedroom 3/Study	3.8 x 2.2	12'6" x 11'3"
Utility	3.6 x 1.9	11'10" x 6'3"

Apartment 3





SPACE^{gk}

From the highest standards of design and finish to the exceptional level of customer service we strive to provide, everything we do is focused on our customers and enjoyment of their new Space GK home. Our vision is to put exceptional quality at the heart of every home.

All Enquiries

ehB

NEW HOMES

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These particulars set out a general outline only for guidance of intending purchase and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but any intending purchaser should not rely upon them as a statement or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. The choice of fittings may vary from property to property according to the availability of materials and in accordance with the policy of GSK Development Solutions Ltd to continually improve the design features. If there is any point of concern please contact the developer for clarification.



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