



**Modern** riverside living in the historic town of **Warwick**





**Your Lifespace**

We aim to provide spaces which people can live in and enjoy. We've been involved in providing homes for people for over 30 years which gives us a wealth of experience and a first class history of creating quality design-led living environments. As a large organisation covering all aspects of improving people's life chances, and our contribution to the local community, we pride ourselves in investing in the longevity of our developments through the choice of quality sustainable materials.

**Portobello Riverside...a new beginning**

Discover a superb selection of townhouses and apartments, ranging from one to four bedrooms, all in easy reach of Warwick's historic centre and Leamington's bustling shopping centre. With their contemporary architecture reflected in a tranquil waterside setting, these are homes that make living easy and stylish.



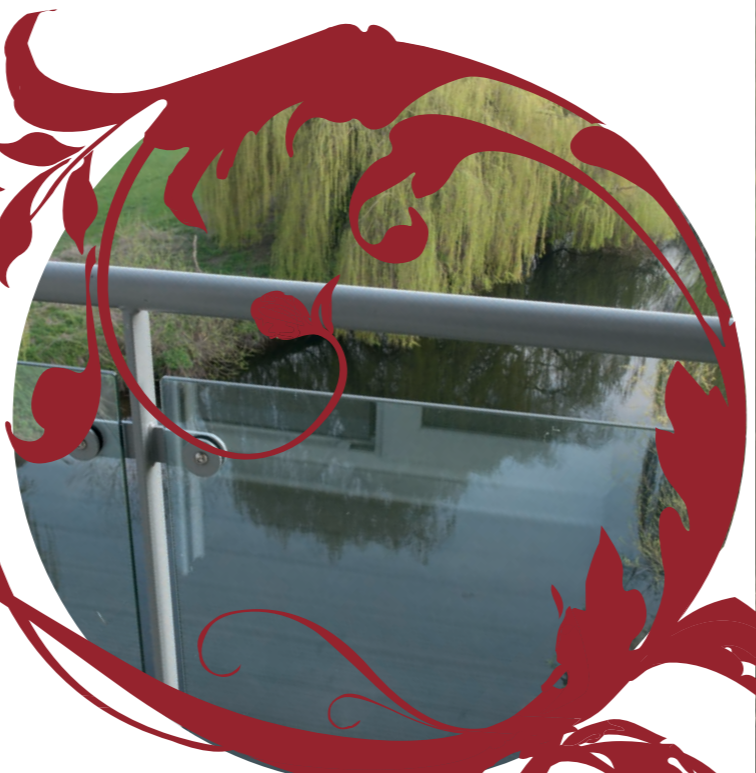
# Designed for you with quality in mind

Homes at Portobello Riverside offer contemporary living, designed with quality in mind. Each home is finished to a high standard. Beautifully designed kitchens with integrated appliances, modern white bathroom suites and spacious bedrooms with en-suites and fitted wardrobes. Selected apartments feature balconies and both Kingfisher and Sandpiper house types have gardens.



## Nothing **better** than **riverside** living

Nestling next to the River Avon and on the border of Warwick and Leamington, Portobello Riverside is ideally situated and enjoys the tranquility of the riverside location paired with the convenience of urban living. The local area boasts excellent schools and amenities, and is close to historic towns such as Stratford-upon-Avon and Kenilworth. Well connected by the UK's motorway network, major cities such as Coventry and Birmingham are within easy reach. Portobello Riverside is situated just off the A445 and Junction 15 of the M40 is a three-mile drive, offering access to the M42 and M5. The nearest airport is Birmingham International which is about twenty four miles. There are direct rail links from Warwick station to London Marylebone, as well as Birmingham Snow Hill and Stratford upon Avon.



# Nightlife, Shopping Leamington has it all

Royal Leamington Spa, a fine Georgian town, offers everything from bustling high streets, the town centre boasts over 400 shops, to rural countryside just a short drive away. Regent Court Shopping Centre plays host to the finest boutiques and Royal Priors Shopping Centre provides shoppers with the best the high street has to offer. Leamington has an eclectic range of over 60 bars and restaurants, whether you are popping out for a casual dinner or celebrating a special occasion. When it comes to entertainment, Leamington has a number of galleries, antique shops and cinemas. Further afield is Stratford with its famous theatre and Birmingham with its year-round international events at the National Exhibition Centre, world-class symphony orchestra and outstanding nightlife.



# Contemporary **culture** meets english **heritage**



Medieval in its origins, modern in spirit – the centre of Warwick has so much to offer. Swan Street and Smith Street are lined with independent and high street shops and Market Square lives up to its name with a traditional weekly Saturday market and regular farmers' market. Warwick Castle is, of course, world famous, but the whole town is a depository of history including the timber-framed Lord Leycester Hospital, St John's House Museum and the 17th century Market Hall. When it comes to leisure you can choose from a day picnicking and boating on the Avon, a flutter at Warwick Racecourse or a swim and workout at nearby St Nicholas Park Leisure Centre.



