

# B BRANDON PLACE

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A luxurious development  
of 13 Apartments and  
2 Penthouses, in the heart of  
Royal Leamington Spa

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CGI - Brandon Place as seen from Willes Road

# Welcome to Brandon Place

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The property is located in the heart of Leamington Spa, on the corner of Willes Road and Holly Walk, just round the corner from the Jephson Gardens.

It is a luxurious development of 13 apartments and 2 penthouses, designed to maximise natural light with a contemporary feel, creating light and airy living spaces and a lovely garden.



CGI - Brandon Place - rear elevation

\*Computer Generated Images (CGIs) are indicative only.

# Discover the Local Area

Royal Leamington Spa, once a small village called Leamington Priors, drew attention for the healing properties of its water during the 18<sup>th</sup> Century. During the 19<sup>th</sup> century, the town experienced one of the most rapid expansions in England and is named after the River Leam which flows through the town. In 1938 Queen Victoria granted the town a 'Royal' prefix and Leamington Priors became Royal Leamington Spa.

Today Royal Leamington Spa is better known for its superb restaurants, chic bars, magnificent parks and gardens, beautiful Regency architecture and broad boulevards, not to mention having recently been voted one of the top ten happiest places to live.



The Jephson memorial in Jephson Gardens



Holly Walk. Photo © David Stowell (cc-by-sa/2.0)



Livery Street



The picturesque River Leam

# One bedroom apartment

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PLOTS: 9, 11 & 13

## Interior dimensions

	metric	imperial
Kitchen/Dining/Living	6.50 x 5.38	21' 3" x 17' 7"
Bedroom	3.33 x 4.15	10' 9" x 13' 6"

All measurements are approximate and window openings may differ according to plot type.



CGI - Bedroom 1



CGI - Kitchen/Dining/Living area

# Two bedroom apartment

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PLOTS: 2, 4 & 6

## Interior dimensions

	metric	imperial
Kitchen/Dining/Living	8.44 x 4.13	27' 8" x 13' 7"
Bedroom 1	3.83 x 4.70	12' 7" x 15' 5"
Bedroom 2	3.28 x 3.12	10' 9" x 10' 3"

All measurements are approximate and window openings may differ according to plot type.



CGI - Bedroom 1



CGI - Kitchen/Dining/Living area

# Two bedroom apartment

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PLOTS: 1, 3 & 5

## Interior dimensions

	metric	imperial
Kitchen/Dining/Living	4.44 x 7.75	14' 7" x 25' 5"
Bedroom 1	3.35 x 5.12	11' 0" x 16' 8"
Bedroom 2	2.26 x 2.98	7' 5" x 9' 9"

All measurements are approximate and window openings may differ according to plot type.



CGI - Bedroom 1



CGI - Kitchen/Dining/Living area



# Penthouse

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## PLOT: 7

### Interior dimensions

	metric	imperial
Kitchen/Dining/Living	6.75 x 6.65*	22' 2" x 21' 8"*
Bedroom 1	5.78 x 3.00*	18' 11" x 9' 8"*
Bedroom 2	3.90 x 2.35*	12' 9" x 7' 8"*

All measurements are approximate and window openings may differ according to plot type. \*Restricted.



CGI - Bedroom 1

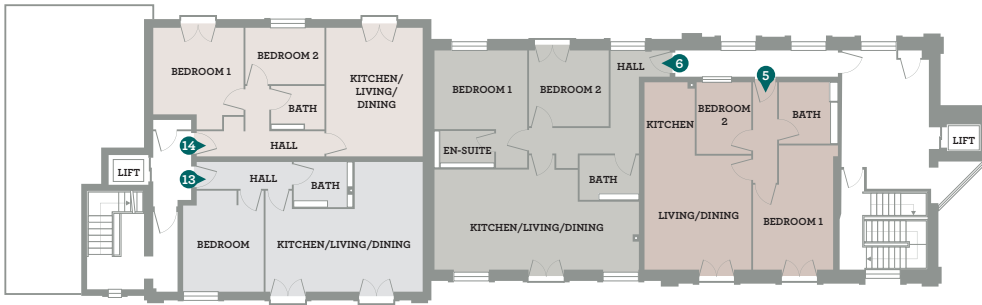


CGI - Kitchen/Dining/Living area

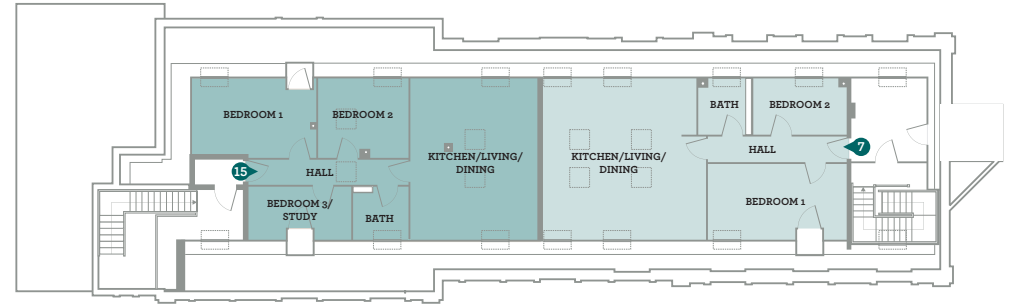
# Floor plans

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## 2 SECOND FLOOR

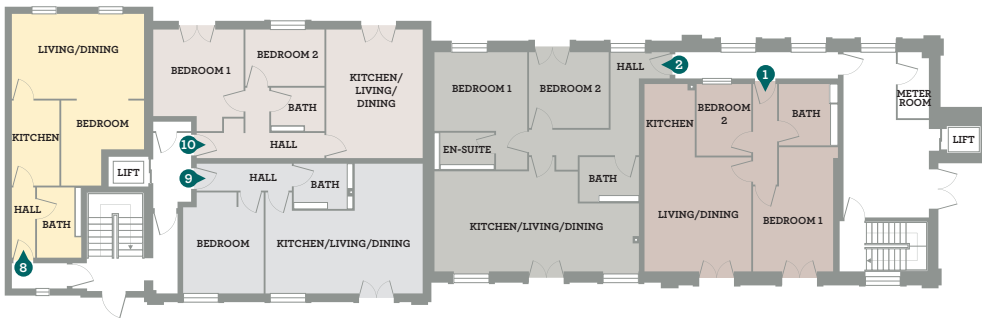


## 3 THIRD FLOOR

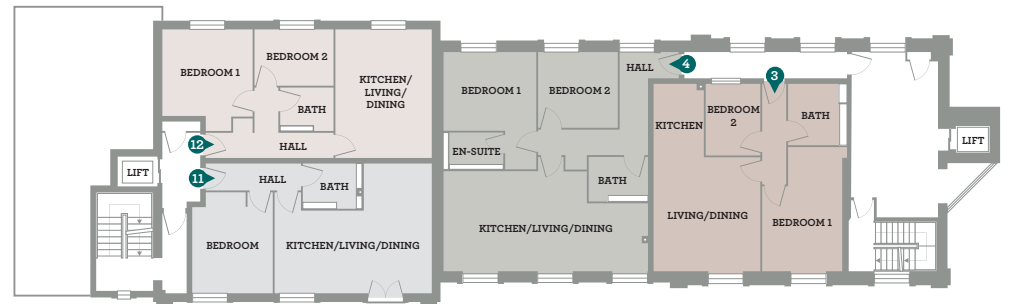


Penthouses have a balcony and parking.

## G GROUND FLOOR



## 1 FIRST FLOOR



Plots 2 and 10 have a terrace. Plot 8 has a garden with parking.

# Specification

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## KITCHEN

- Contemporary handleless matt kitchen
- Range of wall and base units
- Bosch multifunction electric oven, ceramic hob and cooker hood
- Under mounted stainless-steel sink
- 20mm quartz work surfaces and splash backs
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

## BATHROOMS

- Porcelanosa bathrooms comprising:
  - Contemporary white ceramic sanitaryware
  - Large format wall and floor tiles
  - Polished chrome taps and thermostatic shower fitting
  - Clear glazed shower screen
  - Mirror with shaver point
  - Vanity cupboard
  - Towel ladder warmer in chrome finish

## INTERIOR FINISHES

- Smooth plaster finish with emulsion to all internal walls and ceilings
- White satin finish woodwork and internal doors
- Chrome door furniture
- Carpets to all bedrooms
- Tiled bathroom floors
- Luxury Vinyl Tile flooring to living and kitchen areas

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas condensing boiler
- Thermostatically controlled underfloor heating
- Task lighting in kitchens
- LED recessed downlighters fitted throughout with pendant lights to living areas and bedrooms
- Pre-wired for Virgin or BT fibre
- Data points to bedrooms and living area

## SECURITY

- High security front entrance door with multi-point locking system
- Fire detection and fire alarm system

## EXTERNAL FINISHES

- Landscaped garden area
- Cycle storage

## WARRANTY



ICW 10-Year  
Structural Defects  
Warranty

## PLACES & TRAVEL TIMES

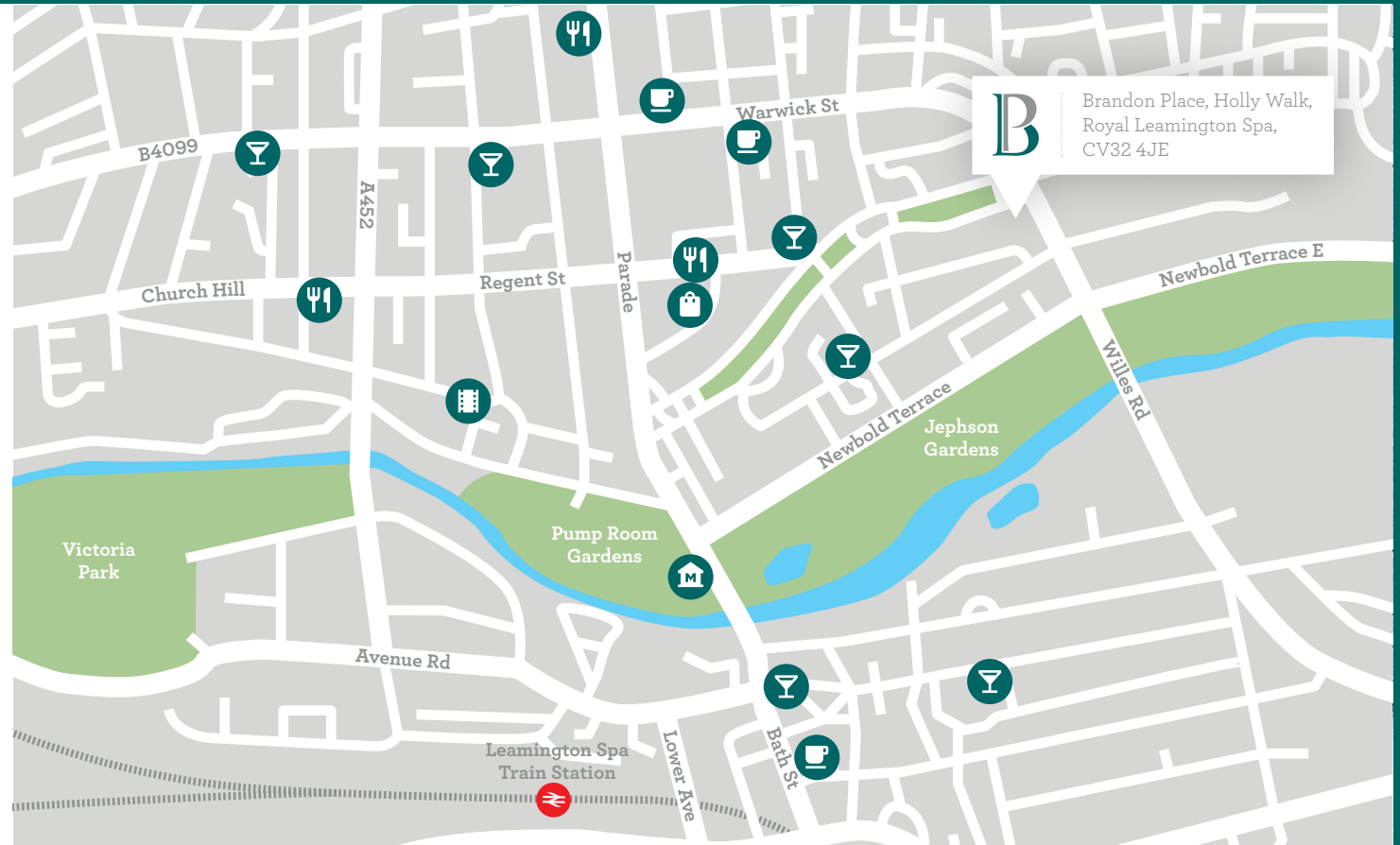
### By foot

Coffee #1	07 mins
The Parade	08 mins
La Coppola Ristorante	09 mins
Jephson Gardens	04 mins
Royal Spa Centre	05 mins
Victoria Park	15 mins
Leamington Spa Station	16 mins

### By train (from Leamington Spa)

Warwick	04 mins
Coventry	11 mins
Birmingham International	21 mins
Stratford-upon-Avon	34 mins
Birmingham New St	32 mins
Bicester North (Bicester Village)	30 mins
Oxford	35 mins
London Marylebone	1h 25 mins

Please note: All times shown are approximate.



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