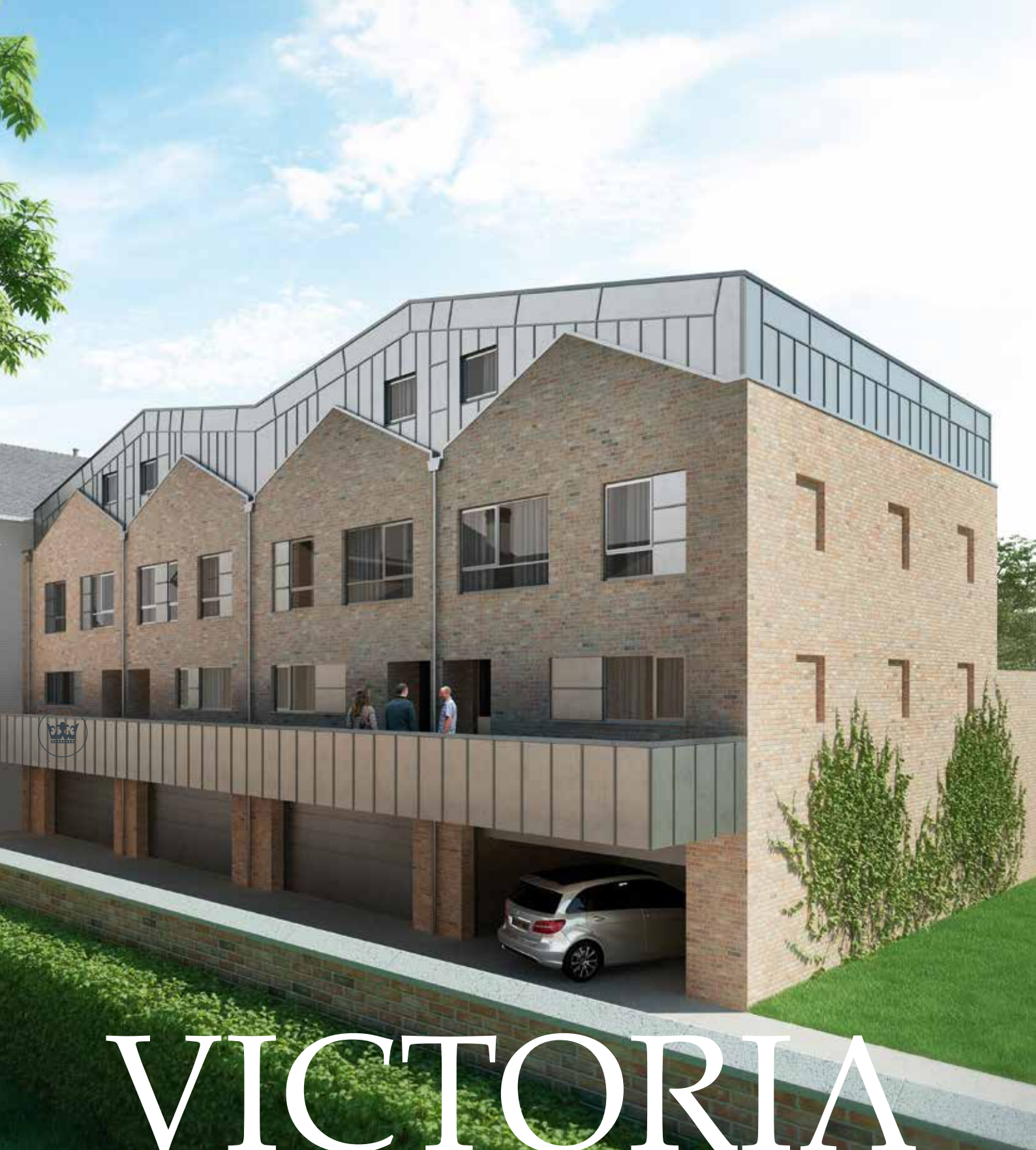


VICTORIA COURT

TOWNHOUSES LEAMINGTON SPA



A development by
SPACE^{gk}



VICTORIA COURT



see 360° view

Four contemporary town houses with a unique use of space, featuring a cantilevered outdoor garden that extends and transforms the kitchen/living area

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.



LOCATION

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, close to town Leamington location, it offers a great opportunity to enjoy town centre living, minutes from the vibrant shopping centre and beautiful parks and open spaces.





SPECIFICATION

VICTORIA COURT TOWN HOUSES feature contemporary and flexible living over four floors. The buildings are uniquely designed with elevated walled gardens, lower ground parking for two large vehicles, open-plan kitchen/living area, media room, and a study.

Kitchen/Utility

- Individually designed contemporary kitchens featuring modern design and materials, with quartz worktops
- Miele Integrated kitchen appliances, including; Microwave, Oven, Dishwasher, Multi-zone Induction Hob and Fridge/Freezer.
- Quooker tap with instant boiling water,
- Separate Utility with Miele Washing machine and dryer

Bathrooms /En-Suites

- Duravit white ceramic sanitary ware
- Duravit vanity furniture to all bathrooms/en-suites
- Hansgrohe chrome taps and thermostatic shower fittings
- Contemporary chrome heated towel rails
- Large format ceramic tiled floors with fully tiled walls
- Fully fitted Matki glass shower screens and glass bath screens
- Mirrored cabinets in all bathrooms (with built-in socket in master en-suite)

Finishes & Features

- High quality carpet to all bedrooms, and media room
- Large format ceramic tiles to kitchen, living area, utility area, WC and hallway floors
- Bespoke Hülsta fitted wardrobes in the dressing area
- Unique contemporary staircase, featuring open and closed oak treads with glass balustrades
- WC part tiled walls with sanitary ware



Heating & Hot water

- Energy efficient Viessmann gas boilers connected to hot water cylinders for instant hot water and heating
- Wetzone underfloor heating to lower ground and ground floors
- Central heating radiators to 2nd and 3rd floors

Electric & Lighting

- Low voltage LED lighting to all kitchens, utility, media room, hallways, bathrooms, en-suites and WC
- High grade satin chrome sockets and switches to kitchen, reception rooms and hallways
- Electric car charging point inside garage
- Automatic garage door with remote control

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)
- Satellite cables to living and media rooms

Security & Peace of mind

- Access to all town houses via an elevated walkway
- Mains supply smoke and heat detectors to all floors
- Multi-point locking front door entrance and inner garage door to each town house
- Automatic 'welcome home' lighting along the walkway and the garage door
- Triple glazed aluminium windows & bi-fold doors
- Wired for alarm system

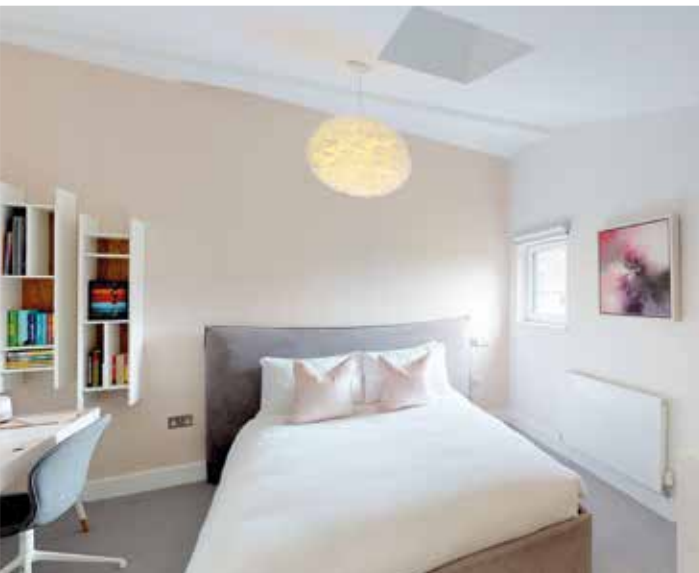
External

- Elevated walled garden (south facing) with patio area and light-well with glass balustrade

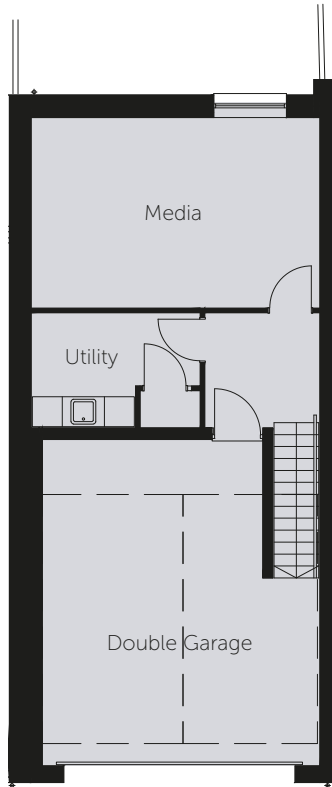
Warranty

- 10 year Build Zone warranty
- Space GK customer service support

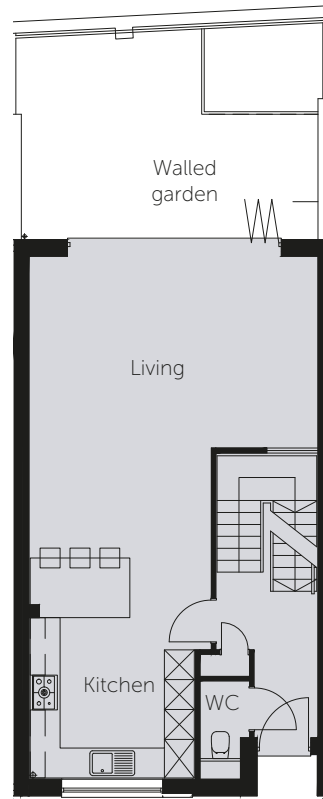




Lower Ground Floor



Ground Floor



LOWER GROUND

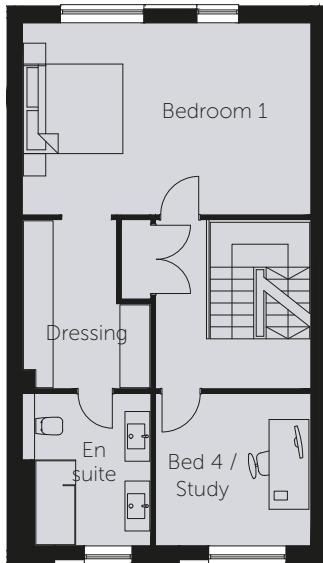
	m	ft
Media Room	5.7 x 3.7	18'11" x 12'5"
Utility	2.4 x 2.2	7'11" x 7'5"
Garage	6.5 x 5.5	21'4" x 18'2"

GROUND

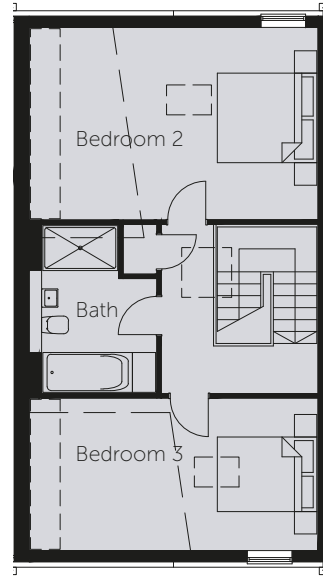
Living	5.7 x 3.8	18'11" x 12'6"
Kitchen	6.6 x 3.2	21'7" x 10'10"

TOWN HOUSE 4 & 6

First Floor



Second Floor



FIRST FLOOR

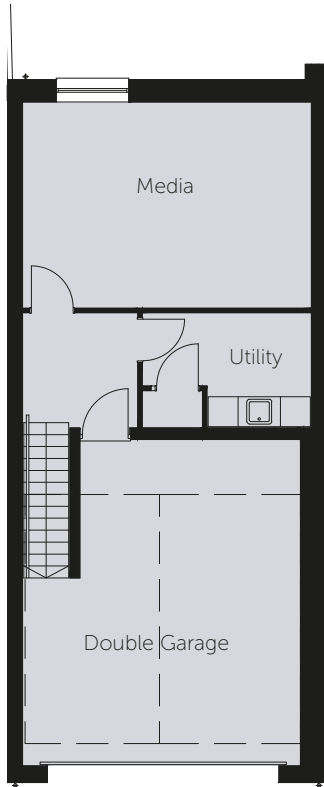
	m	ft
Bedroom 1	5.7 x 3.8	18'11" x 12'6"
Dressing	3.3 x 2.5	11'0" x 8'5"
Bedroom 4/Study	3.1 x 3.0	10'1" x 9'11"

SECOND FLOOR

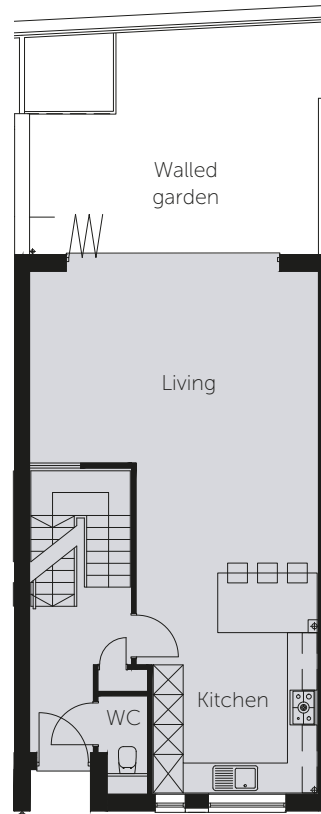
	m	ft
Bedroom 2	5.0 x 4.1	16'8" x 13'7"
Bedroom 3	4.6 x 2.6	15'3" x 8'9"
Bathroom	3.3 x 2.2	11'0" x 7'5"



Lower Ground Floor



Ground Floor



LOWER GROUND

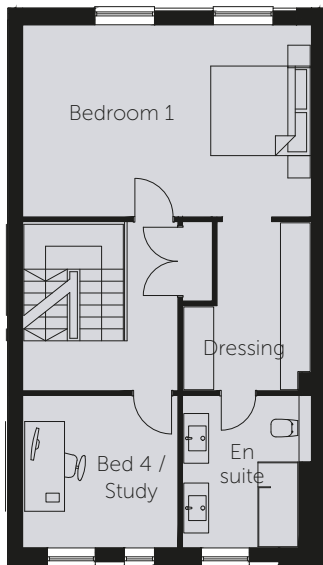
	m	ft
Media Room	5.7 x 4.1	18'11" x 13'5"
Utility	2.4 x 2.2	7'11" x 7'5"
Garage	6.5 x 5.5	21'4" x 18'2"

GROUND

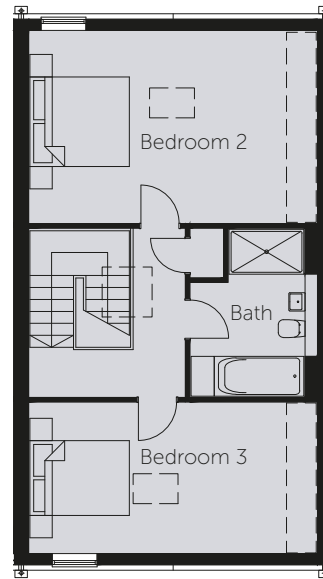
Living	5.7 x 3.8	18'11" x 12'6"
Kitchen	6.6 x 3.2	21'7" x 10'10"

TOWN HOUSE 5

First Floor



Second Floor



FIRST FLOOR

Bedroom 1	5.7 x 3.8	18'11" x 12'6"
Dressing	3.3 x 2.5	11'0" x 8'5"
Bedroom 4/Study	3.1 x 3.0	10'1" x 9'11"

m

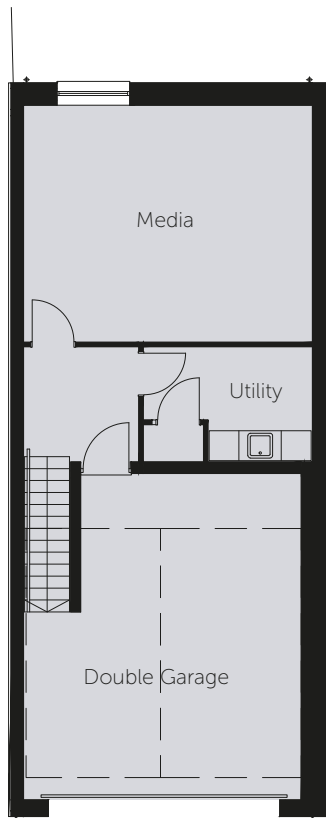
ft

SECOND FLOOR

Bedroom 2	5.0 x 4.1	16'8" x 13'7"
Bedroom 3	4.6 x 2.6	15'3" x 8'9"
Bathroom	3.3 x 2.2	11'0" x 7'5"



Lower Ground Floor



Ground Floor



LOWER GROUND

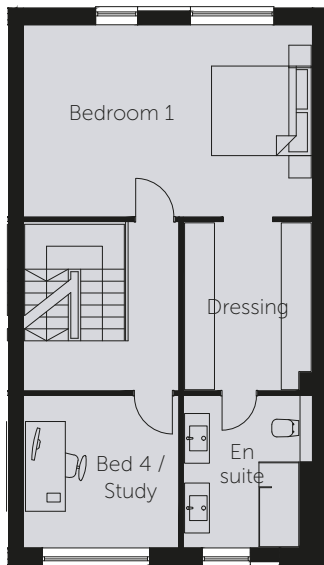
	m	ft
Media Room	5.7 x 4.7	18'11" x 15'6"
Utility	2.4 x 2.2	7'11" x 7'5"
Garage	6.5 x 5.5	21'4" x 18'2"

GROUND

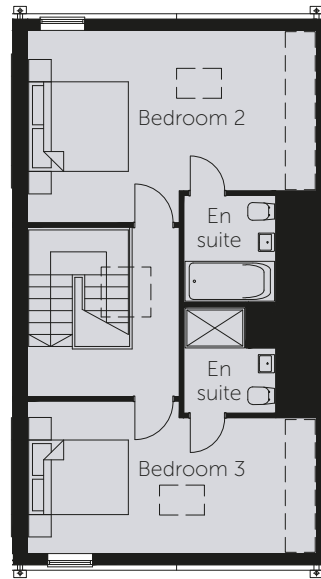
Living	5.7 x 3.8	18'11" x 12'6"
Kitchen	6.6 x 3.2	21'7" x 10'10"

TOWN HOUSE 7

First Floor



Second Floor



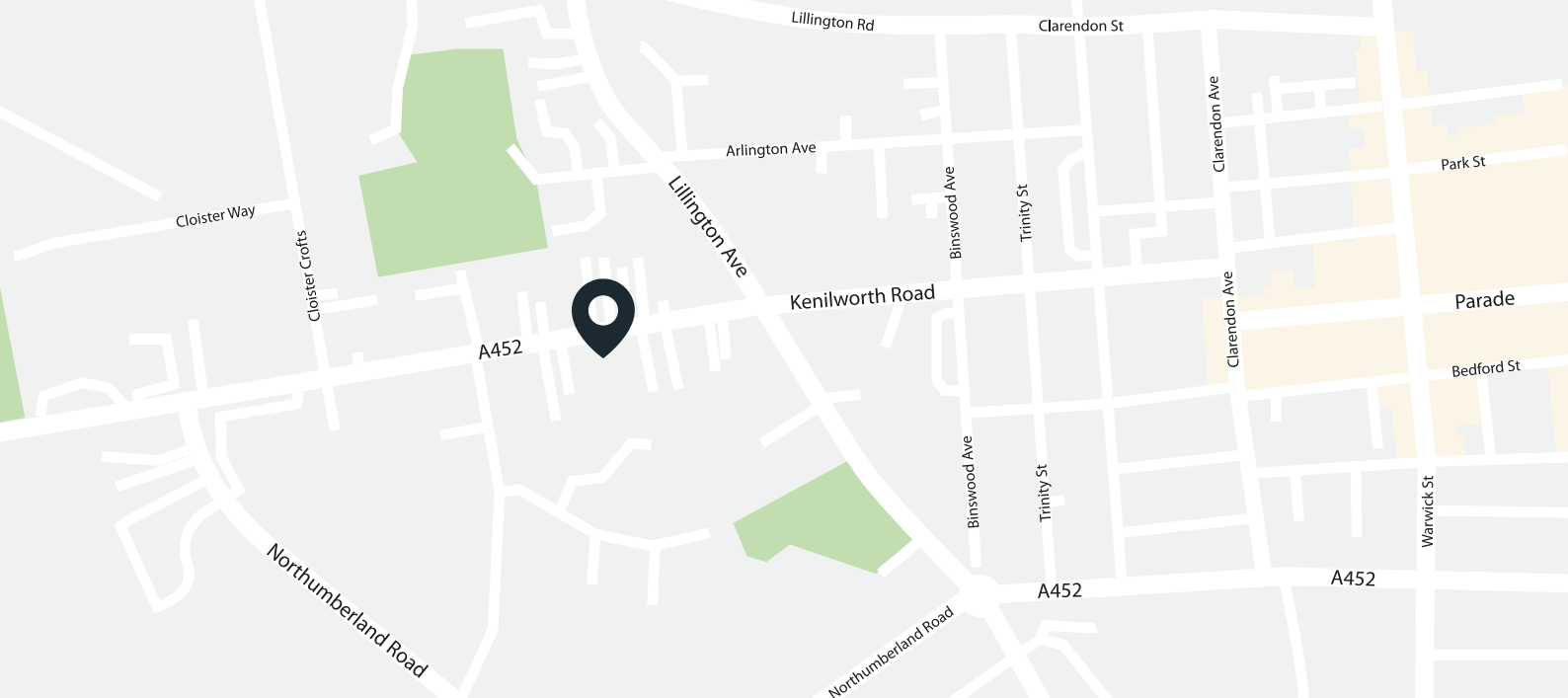
FIRST FLOOR

	m	ft
Bedroom 1	5.7 x 3.8	18'11" x 12'6"
Bedroom 3	3.1 x 2.9	10'2" x 9'7"
Bathroom	3.9 x 2.5	13'1" x 8'3"

SECOND FLOOR

Bedroom 2	5.7 x 4.1	18'11" x 13'7"
Bedroom 4/Study	5.7 x 2.6	18'11" x 8'9"





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.

ehB

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