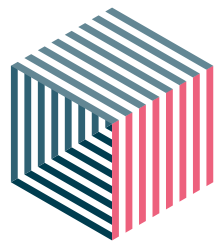




# Portobello Riverside

Warwick, CV34 5GD

A contemporary collection of 2 bedroom apartments  
available for sale and Shared Ownership



**CLARION**  
HOUSING





# The perfect riverside home

Welcome to Portobello Riverside – an elegant new selection of two bedroom homes available for sale and Shared Ownership on the banks of the River Avon in Warwick.

Close to the beauty of the Warwickshire countryside, Portobello Riverside is also only a five-minute drive\* from a wide range of historic attractions, shopping and entertainment in central Warwick and Leamington Spa. Further afield, London is just over an hour by train\* – meaning you can enjoy the best of city and country.

Clarion Housing also ensures that each Portobello Riverside home is built to the highest standards, with fitted kitchen and a fresh contemporary interior. You can choose a home perfectly suited to your needs – making Portobello Riverside perfect for first-time buyers, couples and families of all sizes.

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years' experience in building new homes. The result is superbly designed, award-winning properties that improve your quality of living.



# Welcome to Warwick

Portobello Riverside is ideally situated on the eastern edge of Warwick, a beautiful Midlands market town with a thousand-year-old heritage.

Well known for its picturesque Tudor and 17th-century architecture, as well as its ancient castle, Warwick is also home to the headquarters of a number of major companies and is just over an hour from London by train\*.

For your day-to-day needs, the town offers a wide range of amenities including Tesco, Sainsbury's and Morrison's supermarkets, a number of banks, a GP practice and a nearby Post Office. Warwick's charming high street is also home to a variety of independent stores and coffee shops, while nearby Leamington Spa offers a larger range of retail names and boutiques. Many local primary and secondary schools are rated highly by Ofsted – including Emscote Infant School, Coten End Primary School, Myton School and Trinity Catholic School in Leamington Spa.

Warwick also has a wealth of options when it's time to unwind – from characterful restaurants and pubs to culture, entertainment and historic attractions. Try great food at Micatto, Catalan and La Mesa, quench a thirst at The Millwright Arms and The Wild Boar, work up an appetite at the St Nicholas Park Leisure Centre, or catch a film at Vue in Leamington Spa. For something a little different, you can check out the town's annual Folk, Spoken Word and Victorian festivals, visit St Mary's Church for some early music, or see the races at Warwick's celebrated Racecourse – there's always new ways to relax and have fun here.

\* Train travel times are taken from Nationalrail.co.uk, measured from Leamington Spa station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am) at time of writing. Information about the local area is based on a variety of external sources; while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Picture credits, left to right and top to bottom: 'Good Morning Coffee' by SrdjanPav; 'Smiling girl buying clothes in showroom' by Milkos; 'Family dining outdoor' by JKerkez; CC images, sourced from iStock.



# What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Warwickshire countryside.



Portobello Riverside homes - Warwick CV34



## Food & drink

- 1 Aqua Lebanese
- 2 Micatto
- 3 Catalan
- 4 La Mesa
- 5 Lobster Café
- 6 Robbie's Restaurant
- 7 The Millwright Arms
- 8 The Wild Boar
- 9 The Fat Pug



## Schools

- 1 Emscote Infant School
- 2 All Saints Church of England Primary
- 3 Coten End Primary School
- 4 Brookhurst Primary School (Leamington Spa)
- 5 Myton School
- 6 Aylesford School
- 7 Champion School (Leamington Spa)
- 8 Trinity Catholic School (Leamington Spa)



## Amenities

- 1 Tesco superstore
- 2 SPAR
- 3 Lidl
- 4 Morrison's
- 5 Sainsbury's
- 6 Avonside Health Centre
- 7 The Chantry Post Office



## Attractions and parks

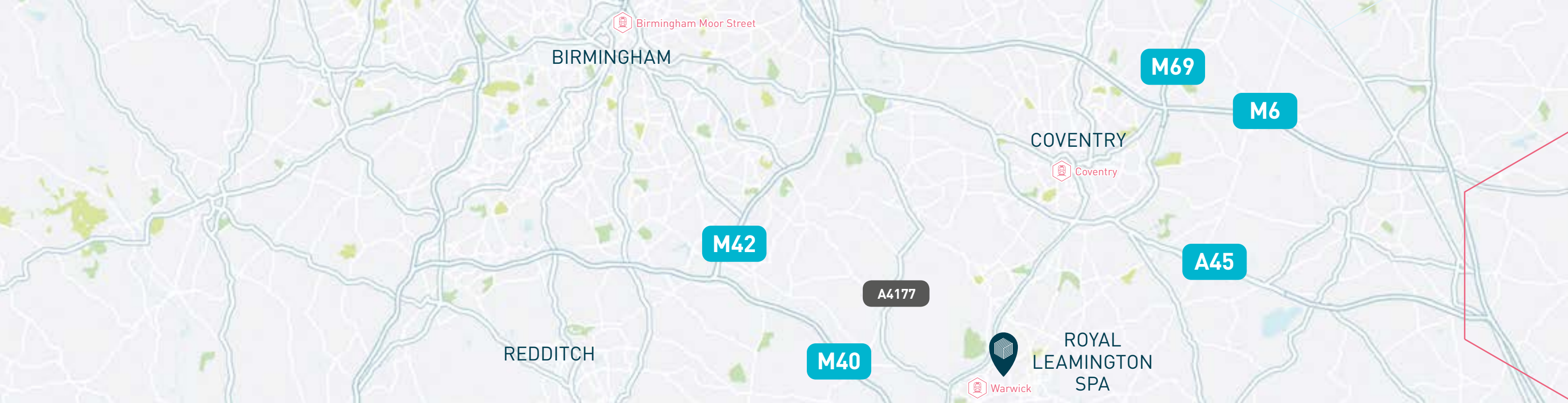
- 1 Market Hall Museum, Warwick
- 2 Warwick Castle
- 3 St John's House
- 4 Warwickshire Yeomanry Museum
- 5 St Nicholas' Park
- 6 Priory Park



## Fitness & leisure

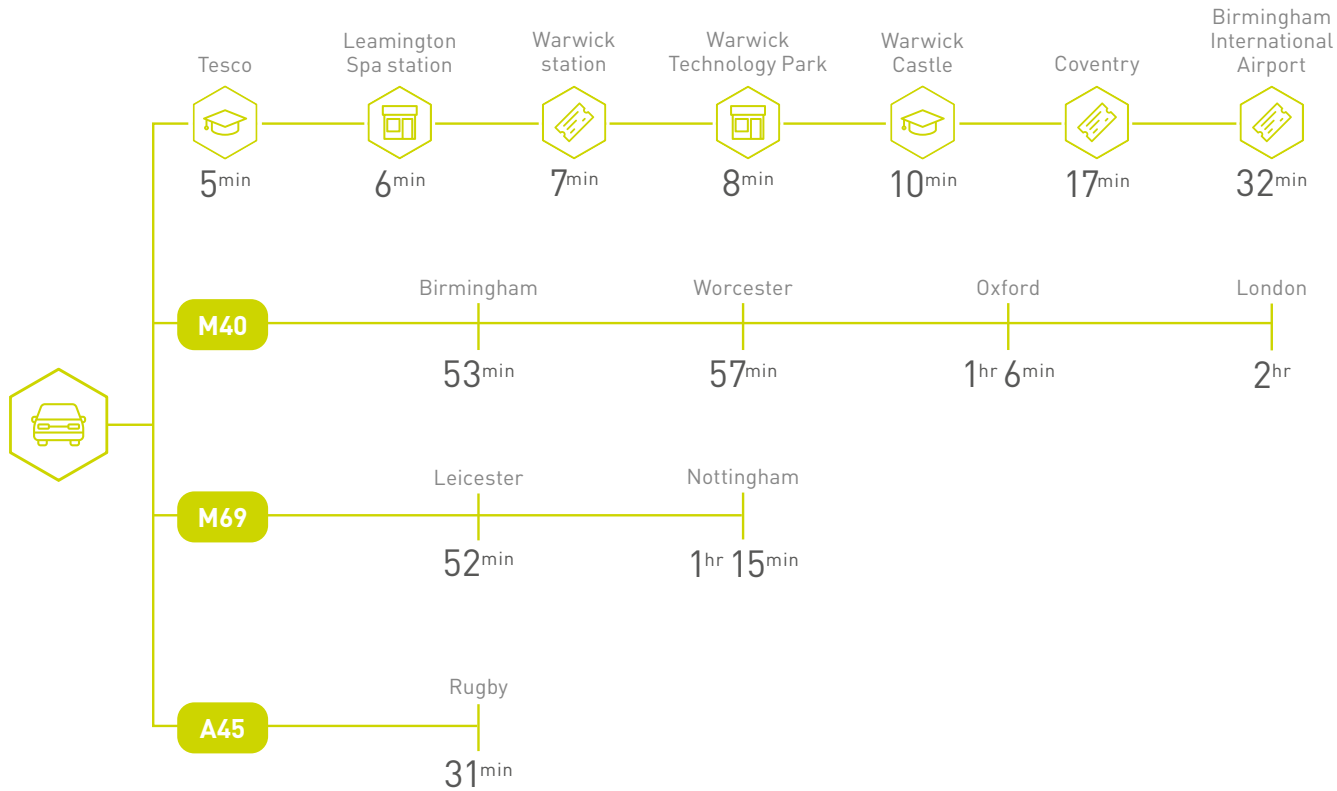
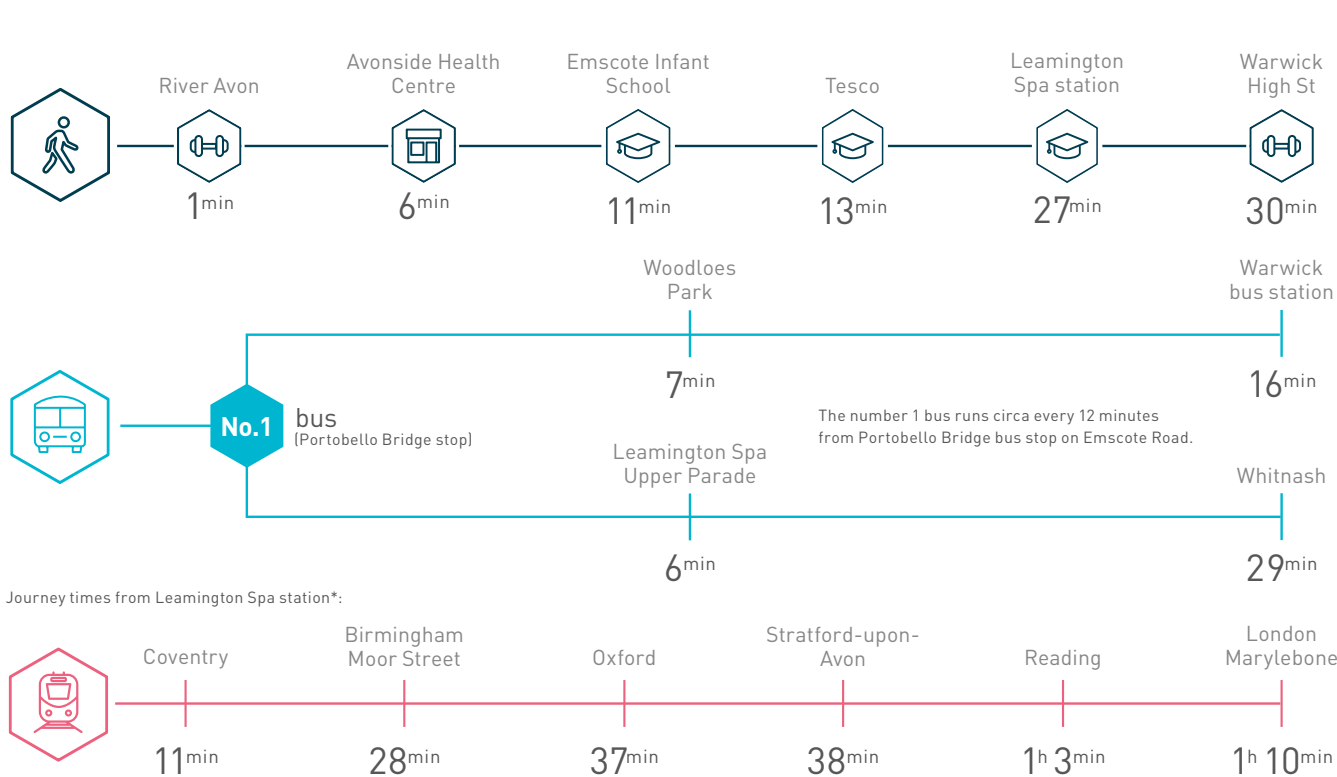
- 1 Warwick Golf Centre
- 2 St Nicholas Park Leisure Centre
- 3 Fitness Worx
- 4 Peak Fitness
- 5 Jump In Trampoline Parks

Map not to scale, indicative only.  
Information about the local area is based on a variety of external sources; while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



# Transport Links

Portobello Riverside has excellent connections to the wider Midlands and South East.



Map not to scale, indicative only.

\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

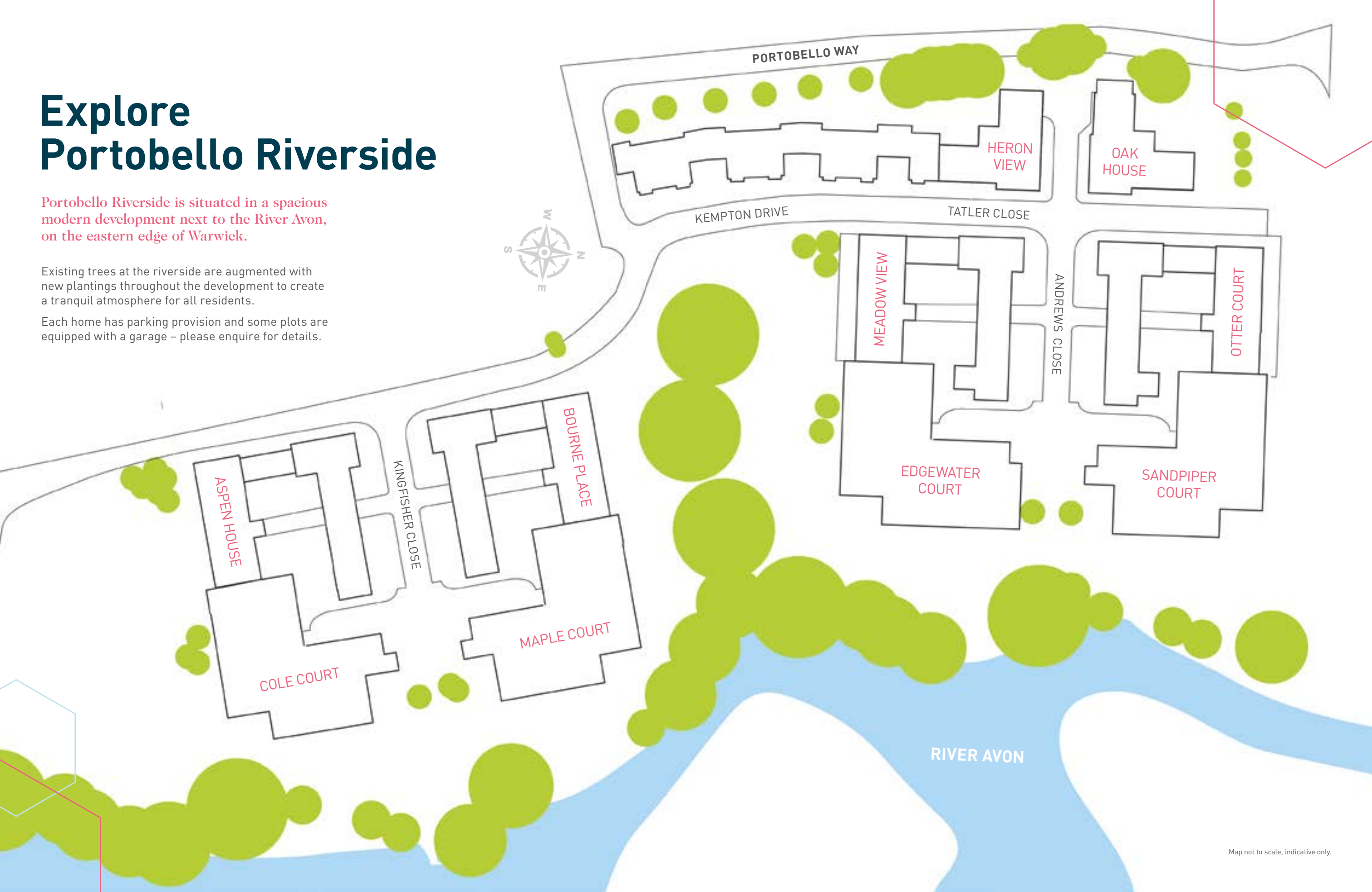


# Explore Portobello Riverside

Portobello Riverside is situated in a spacious modern development next to the River Avon, on the eastern edge of Warwick.

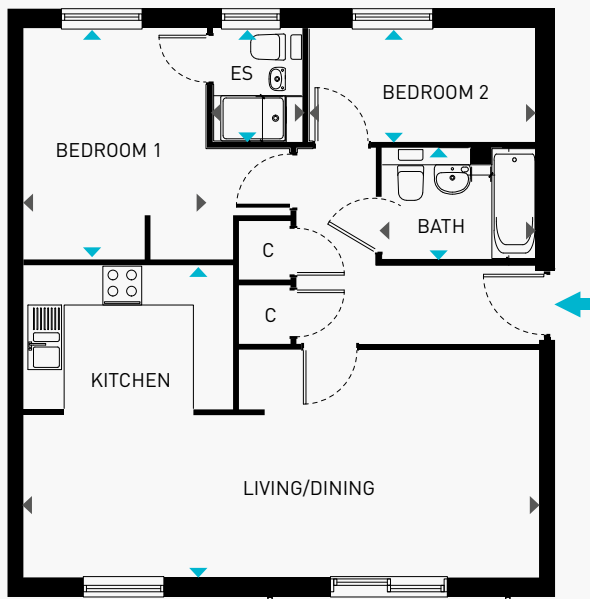
Existing trees at the riverside are augmented with new plantings throughout the development to create a tranquil atmosphere for all residents.

Each home has parking provision and some plots are equipped with a garage – please enquire for details.



# 2 bedroom apartment

Plots 94, 95, 96, 97, 98, 99, 150, 151, 152, 153, 154 - 67m<sup>2</sup> / 721ft<sup>2</sup>



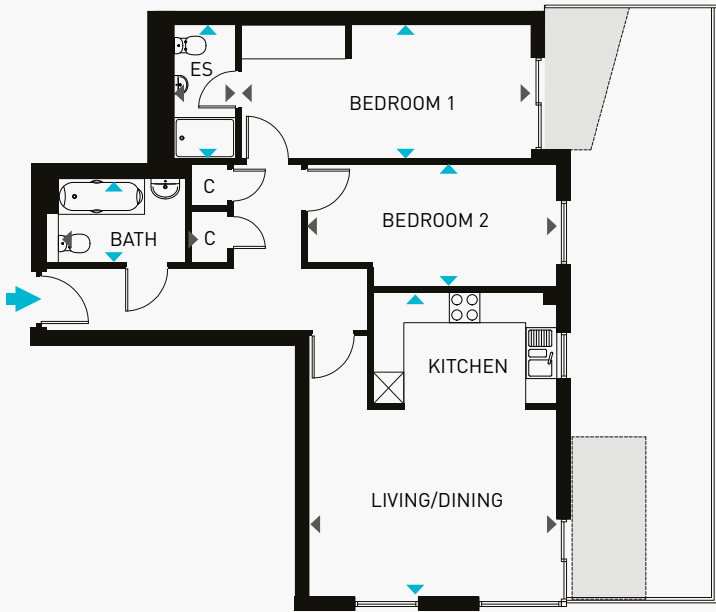
	A		B		A		B
Living/Dining/Kitchen	5.7m [19'7"]	x	7.9m [26'1"]		Bedroom 1	3.5m [11'8"]	x 2.8m [9'3"]
Bath	1.7m [5'8"]	x	2.4m [7'11"]		En-Suite	1.7m [5'9"]	x 1.3m [4'6"]
					Bedroom 2	1.7m [5'9"]	x 3.5m [11'8"]

ES = En-Suite                      C = Cupboard                      = Main Entrance

The kitchen and any dimensions on the following floorplans are for guidance only. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# 2 bedroom apartment

Plots 104, 110, 116, 122 - 77.5m<sup>2</sup> / 834ft<sup>2</sup>



	A		B		A		B
Living/Dining/Kitchen	5.8m [19'4"]	x	4.9m [16'1"]		Bedroom 1	2.6m [8'8"]	x 4.7m [15'7"]
Bath	1.7m [5'6"]	x	2.9m [9'1"]		En-Suite	2.6m [8'8"]	x 1.4m [4'10"]
					Bedroom 2	2.4m [7'11"]	x 4.9m [16'1"]





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## 2 bedroom apartment

## Plots 112, 114, 118, 137, 143 - 71.8m<sup>2</sup> / 772ft<sup>2</sup>



	A 		B 		A 		B 
Living/Dining/Kitchen	7.6m [25'4"]	x	4.0m [13'3"]	Bedroom 1	5.3m [17'4"]	x	2.7m [8'11"]
Bath	2.3m [7'8"]	x	1.9m [6'5"]	En-Suite	1.8m [6'0"]	x	1.9m [6'3"]
				Bedroom 2	4.1m [13'6"]	x	2.5m [8'4"]

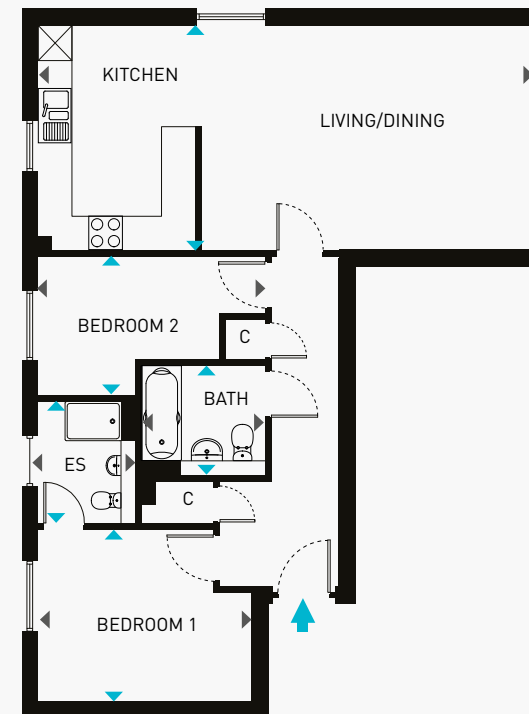
ES = En-Suite





C = Cupboard

 = Main Entrance

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## 2 bedroom apartment

Plots 107, 113, 115, 121, 142, 144 - 75.6m<sup>2</sup> / 813ft<sup>2</sup>

	A 		B 		A 		B 
Living/Dining/Kitchen	4.0m [13'2"]	x	8.7m [9'3"]		Bedroom 1	3.1m [10'2"]	x 3.8m [12'7"]
Bath	1.9m [6'5"]	x	2.2m [7'3"]		En-Suite	2.1m [7'2"]	x 1.7m [5'8"]
					Bedroom 2	2.5m [8'2"]	x 4.0m [13'4"]

ES = En-Suite

C = Cupboard

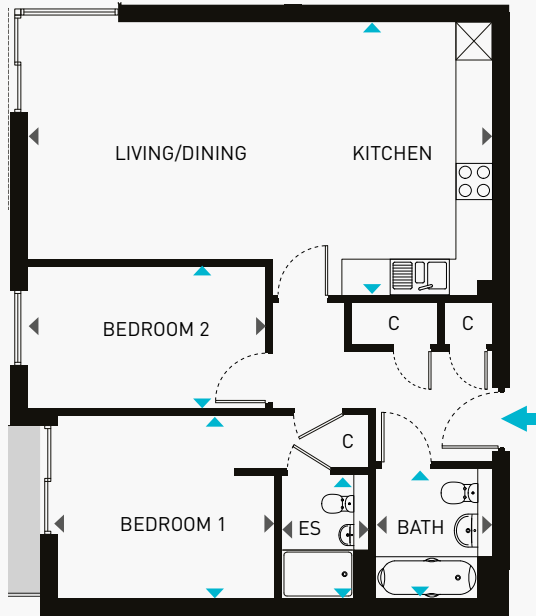
▲ = Main Entrance

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# 2 bedroom apartment

Plots 128, 134, 140, 145, 210 - 72.76m<sup>2</sup> / 783.2ft<sup>2</sup>



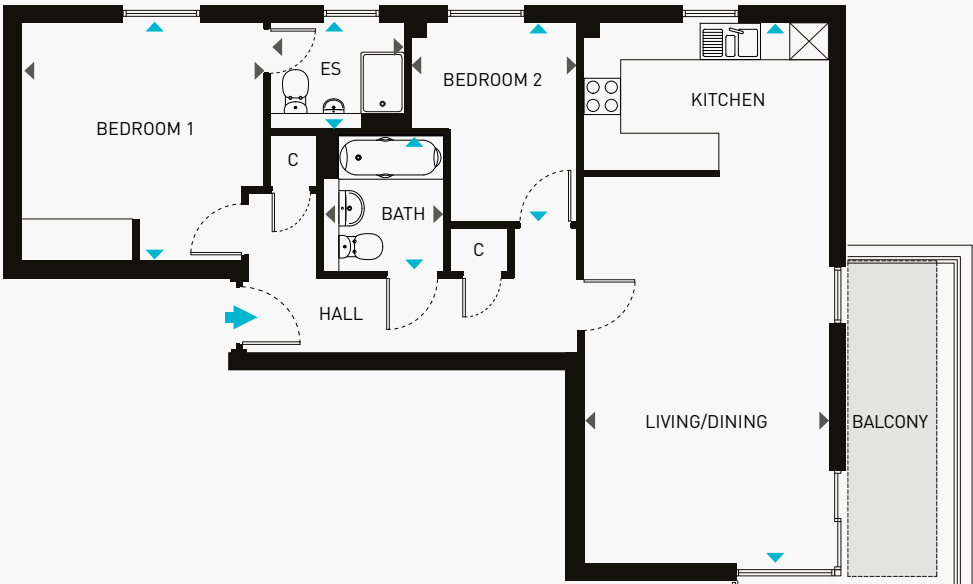
	A		B		A		B
Living/Dining/Kitchen	4.5m [15'0"]	x	6.5m [21'15"]		Bedroom 1	3.0m [10'1"]	x 3.6m [11'11"]
Bath	2.1m [7'2"]	x	1.9m [6'5"]		En-Suite	2.0m [6'10"]	x 1.4m [4'10"]
					Bedroom 2	2.4m [7'6'10"]	x 4.0m [13'1"]

ES = En-Suite      C = Cupboard      = Main Entrance

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# 2 bedroom apartment

Plots 130, 136 - 78.6m<sup>2</sup> / 846ft<sup>2</sup>



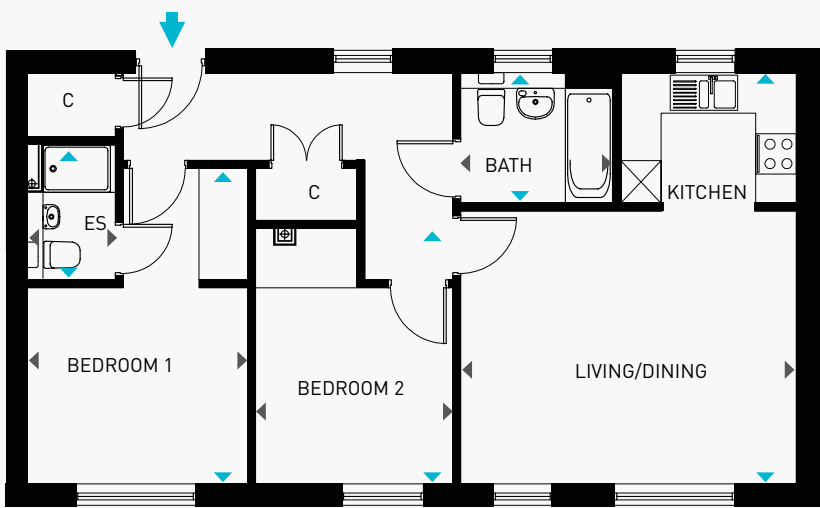
	A		B		A		B
Living/Dining/Kitchen	8.7m [28'1"]	x	4.0m [9'3"]		Bedroom 1	3.9m [12'9"]	x 3.9m [12'9"]
Bath	2.2m [7'3"]	x	1.9m [6'5"]		En-Suite	1.7m [5'8"]	x 2.1m [7'2"]
					Bedroom 2	3.2m [10'7"]	x 2.7m [8'11"]

ES = En-Suite      C = Cupboard      = Main Entrance

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# 2 bedroom apartment

Plot 170 - 69.4m<sup>2</sup> / 747ft<sup>2</sup>



	A		B			A		B	
Living/Dining/Kitchen	6.0m [19'8"]	x	5.0m [16'5"]			Bedroom 1	2.9m [9'7"]	x	3.3m [10'10"]
Bath	1.9m [6'2"]	x	2.2m [7'5"]			En-Suite	2.0m [6'7"]	x	1.3m [4'5"]
						Bedroom 2	2.9m [9'7"]	x	2.9m [9'7"]

ES = En-Suite

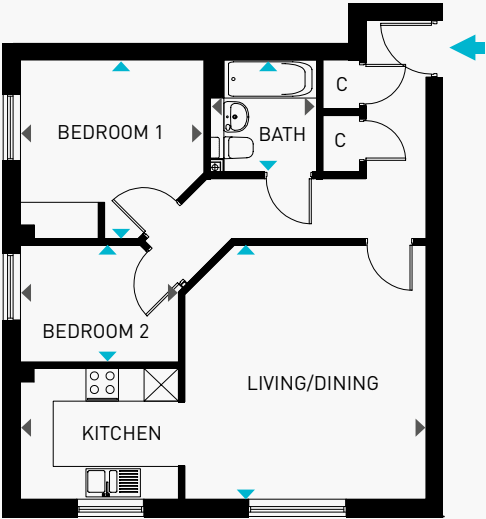
C = Cupboard

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# 2 bedroom apartment

Plots 169, 180 - 60.8m<sup>2</sup> / 654ft<sup>2</sup>



	A		B			A		B	
Living/Dining/Kitchen	4.7m [15'4"]	x	7.3m [9'3"]			Bedroom 1	2.6m [12'9"]	x	3.3m [12'9"]
Bath	2.1m [6'10"]	x	1.7m [5'8"]			Bedroom 2	2.1m [7'1"]	x	2.9m [9'7"]

ES = En-Suite

C = Cupboard

▲ = Main Entrance

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# 2 bedroom apartment

Plots 192, 193, 194, 195 - 67m<sup>2</sup> / 721ft<sup>2</sup>



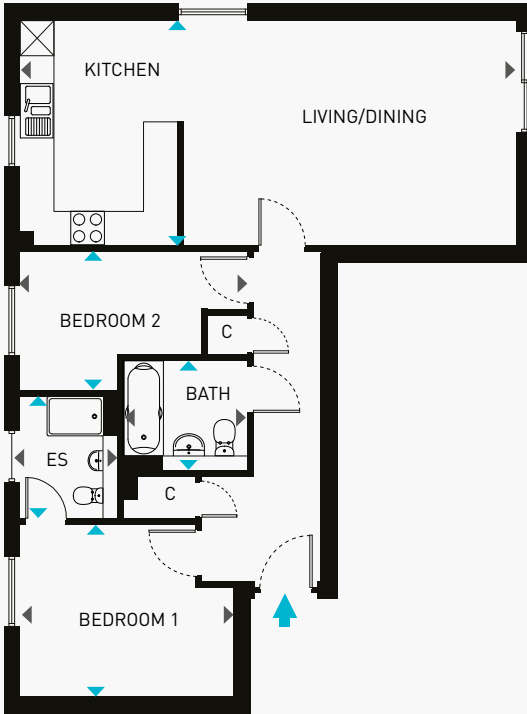
	A		B			A		B	
Living/Dining/Kitchen	5.7m [19'7"]	x	7.9m [26'1"]			Bedroom 1	3.5m [11'8"]	x	2.8m [9'3"]
Bath	1.7m [5'9"]	x	2.4m [7'11"]			En-Suite	1.7m [5'9"]	x	3.5m [11'8"]
						Bedroom 2	1.7m [5'9"]	x	5.9m [11'8"]

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# 2 bedroom apartment

Plots 205, 211, 225, 231 - 75.6m<sup>2</sup> / 813ft<sup>2</sup>



	A		B			A		B	
Living/Dining/Kitchen	4.0m [13'2"]	x	8.7m [9'3"]			Bedroom 1	3.1m [10'2"]	x	3.8m [12'7"]
Bath	1.9m [6'5"]	x	2.2m [7'3"]			En-Suite	2.1m [7'2"]	x	1.7m [5'8"]
						Bedroom 2	2.5m [8'2"]	x	4.0m [13'4"]

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# Specification

Portobello Riverside homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere. Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

## Kitchen

- Gloss Regency doors and T-bar handles
- Laminate worktop and upstand
- Glazed porcelain floor tiles
- Underside lighting to wall units, with wall-mounted switch
- Stainless steel double oven by Smeg
- Electric touch-control 4-ring hob with stainless steel chimney hood by Smeg
- Integrated fridge/freezer by Smeg
- Fully integrated washer/dryer by Smeg
- Fully integrated five-programme dishwasher by Smeg

## Bathroom

- Porcelain wall and floor tiles
- Chrome smart single-lever mono basin mixer tap and pop-up by Porcelanosa
- Large half-height basin with semi-pedestal by Porcelanosa
- Back-to-wall pan and concealed cistern with soft close seat by Porcelanosa
- Smart bath with Supastyle bath panel by Porcelanosa
- Hinged bath/shower screen with bath/shower mixer by Porcelanosa
- Chrome heated towel rail
- Square-edged mirror
- Shaver socket

## General

- Dorset “Perla” porcelain wall and floor tiles
- Small half-height basin with semi-pedestal by Porcelanosa
- Chrome smart single-lever mono basin mixer tap and pop-up by Porcelanosa
- Back-to-wall pan and concealed cistern with soft close seat by Porcelanosa

## General

- Laminate flooring to living/dining room and hallway
- Carpet to bedrooms
- Wardrobes in master bedroom
- TV points in living room and master bedroom
- Sky+ point in living room
- 10-year NHBC cover
- Telephone points installed
- All properties include parking; some plots include a garage.

Please speak to our sales advisor for more details.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Photograph shown is from Portobello Riverside Show Home



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

To be eligible for a Shared Ownership home at Portobello Riverside:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.
- For this development, there is no requirement for buyers to have a residential, family or employment connection to the local area.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

Picture credits: 'Happy man lifting woman in new house' by Milan\_Jovic; CC image, sourced from iStock.



## Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

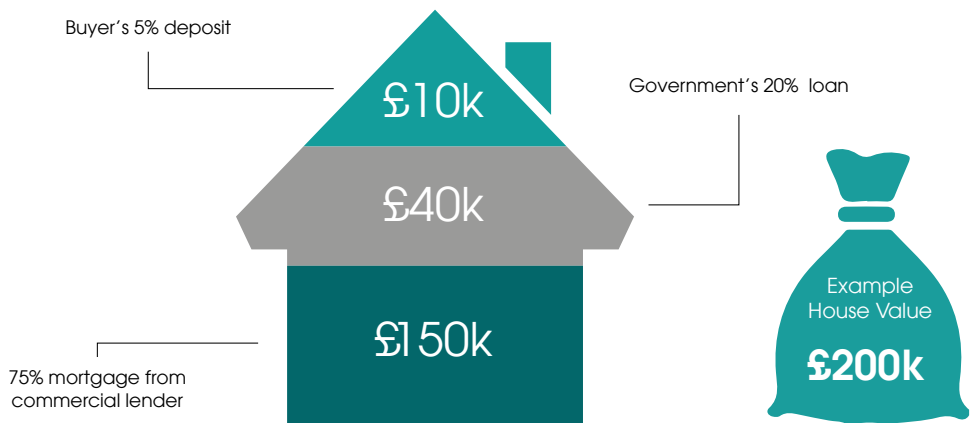
Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

# Help to Buy\*

## How does it work?

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.



If the home in the example above sold for £210,000, you'd get £168,000 (80%, from your mortgage and the cash deposit) and you'd pay back £42,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

For more information (including advice on fees and paying back your loan) please visit [helptobuy.gov.uk](https://helptobuy.gov.uk)

\*Help to Buy available on selected private sale plots only.  
Picture credits: 'Happy man lifting woman in new house' by Milan\_Jovic; CC image, sourced from iStock.  
Photograph shown is from Portobello Riverside Show Home





**Register your interest now  
by contacting our sales team:**

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

0300 100 0309

[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

**Disclaimer:** All floorplans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Portobello Riverside. We may change the tenure of some homes subject to demand.

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July 2020



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HOUSING**