

SPACE<sup>gk</sup>

CROSS  
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ROYAL LEAMINGTON SPA

# CROSS ST

Space GK is pleased to offer an exciting and unique development in the heart of Royal Leamington Spa, comprising of eight executive apartments set over three floors.

The apartments are a combination of one and two bed room apartments. All properties will be finished to the highest level of refinement and specification.

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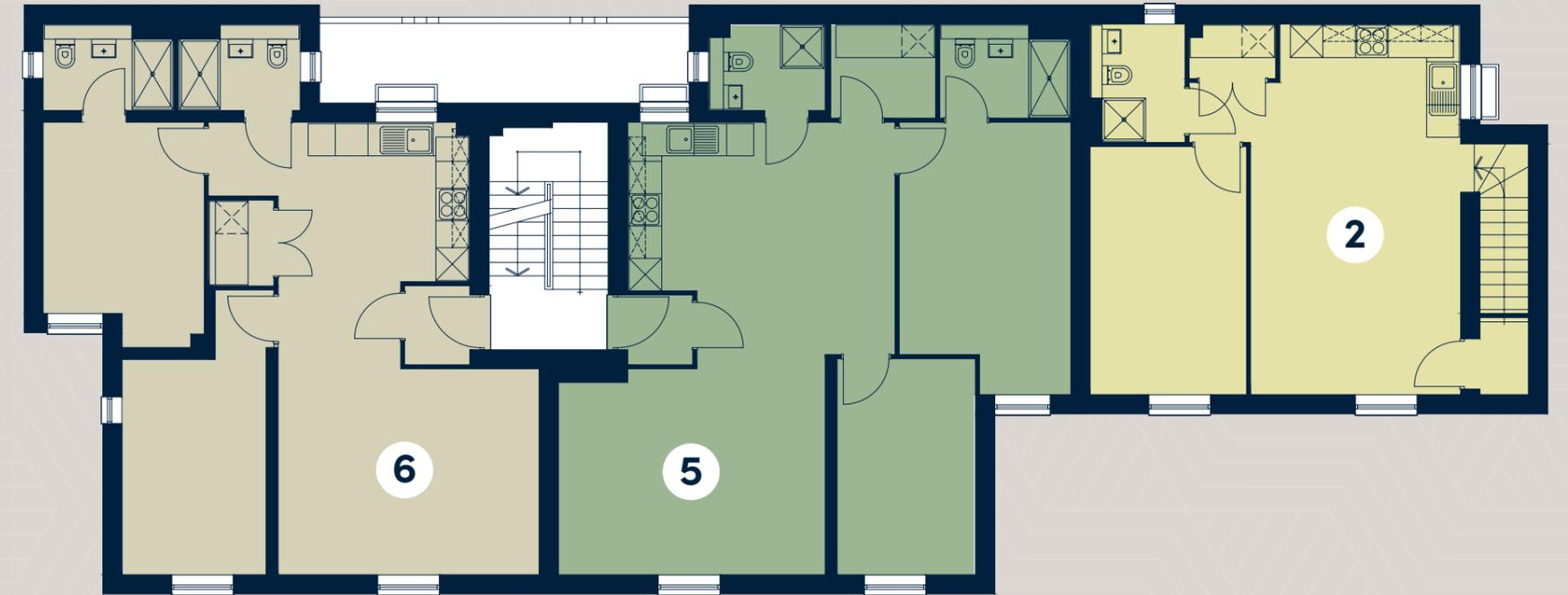
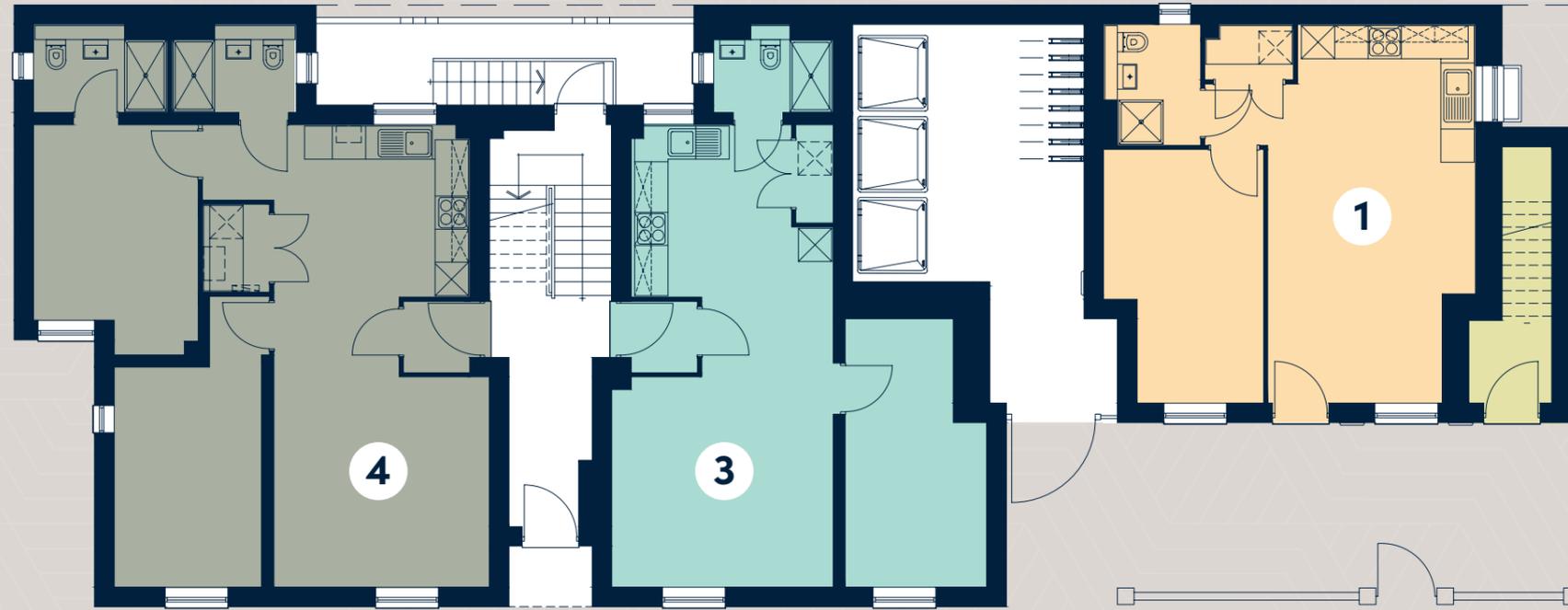
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# GROUND FLOOR

# FIRST FLOOR



## APARTMENT 1

	METRES
Kitchen/Living	3.75 x 6.85
Bedroom	2.87 x 4.60

## APARTMENT 3

	METRES
Kitchen/Living	3.97 x 8.36
Bedroom	2.55 x 4.86

## APARTMENT 4

	METRES
Kitchen/Living	3.88 x 8.39
Bedroom 1	2.93 x 4.16
Bedroom 2	2.65 x 3.97

## APARTMENT 2

	METRES
Kitchen/Living	3.85 x 6.85
Bedroom	2.88 x 4.60

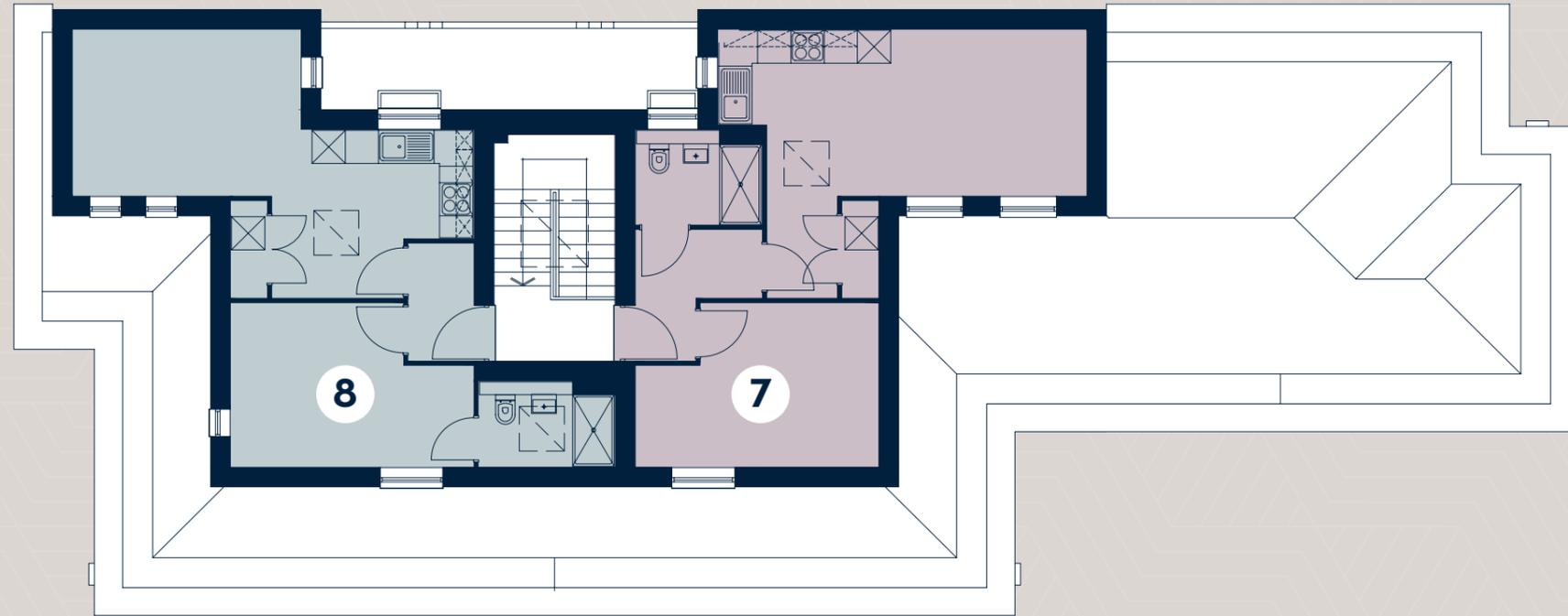
## APARTMENT 5

	METRES
Kitchen/Living	4.91 x 8.39
Bedroom 1	3.16 x 5.05
Bedroom 2	2.55 x 3.98

## APARTMENT 6

	METRES
Kitchen/Living	4.75 x 8.35
Bedroom 1	2.97 x 4.18
Bedroom 2	2.66 x 3.98

# SECOND FLOOR



## APARTMENT 7

	METRES
Kitchen/Living	6.63 x 3.05
Bedroom	4.40 x 3.00

## APARTMENT 8

	METRES
Kitchen/Living	7.01 x 3.06
Bedroom	4.41 x 3.00

**PLEASE NOTE:**  
All measurements may vary within a tolerance of 5%.  
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# SPECIFICATION

## KITCHENS

- Individual designed German K&H kitchens
- Silestone worktop and splashback
- Siemens kitchen appliances
  - Integrated Oven
  - Integrated Dishwasher
  - Multi-zone Induction Hob
  - Integrated Fridge/Freezer

## BATHROOMS & EN-SUITES

- Duravit white ceramic sanitary ware
- Duravit vanity furniture
- Hansgrohe chrome taps and thermostatic shower fittings
- Chrome heated towel rail
- Porcelanosa tiled 'wet' walls
- Fully fitted glass shower screens
- De-mister mirrors with lighting and shaver socket

## FLOORS

- Kahrs luxury wood design flooring to all habitable areas.
- Kahrs luxury stone design flooring to all wet areas

## INTERNAL FINISHES

- Modern Painted internal doors
- Satin chrome door furniture.

## HEATING & VENTILATION

- Mechanical ventilation and Heat recovery (MVHR) to all areas
- Energy efficient Worcester Bosch gas combi-boilers.
- Underfloor heating to all areas

## LIGHTING

- Low voltage LED lighting to all kitchens/lounge areas, hallways and bathrooms
- Low voltage LED lighting underneath the kitchen wall units

## HOME ENTERTAINMENT

- Digital aerial to provide Freeview TV, DAB radio
- Full fibre gigabit capable infrastructure enabling ultra-fast speeds with ethernet data points

## SECURITY & PEACE OF MIND

- 10 year Building Warranty Certificate
- Access to all apartments via video 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
- Long leasehold with Freehold via appointed management company.

## GENERAL

- Utility area plumbed for washer/dryer in all plots
- Traditional double glazed sash windows
- Secure Cycle store
- High levels of thermal and acoustic insulation
- Solar PV panels (8.5KW) providing power to the communal areas



For sales enquiries please  
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Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

