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RESIDENTIAL

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4 Victoria Court, 31 Kenilworth Road, Leamington Spa



A contemporary and individual, four bedroomed ultra modern four storey town house finished to a very high specification featuring double garage and superb open plan living. NO CHAIN.

Briefly Comprising:

Entrance hallway, cloakroom, open plan living/dining/kitchen with bi-fold doors to outdoor area, lower ground floor hallway, family/games/cinema room, large utility and double garage. First floor landing, Master bedroom suite with dressing area and en-suite shower room, further double bedroom/study. Second floor landing family bathroom and two good sized double bedrooms with fitted wardrobes. Outside contemporary walled courtyard patio to rear, under floor and central radiator heating, remainder of 10 year Build Zone warranty.

This Town House at Victoria Court forms part of a unique development by Space GK and forms one of the town houses located in this development.

The property is finished to a very high specification and offers a truly unique, individually designed 4 bedroomed, 3 bathroomed contemporary town house. Featuring an attractive walled outdoor patio that extends and transforms the open plan living/dining/kitchen area, dressing room to the master bedroom, large utility and flexible family/games/cinema room. The property also includes a contemporary oak and glass staircase, triple glazed aluminium windows and bi-fold doors, a low level double garage with parking for two large vehicles and automated sectional garage door.

Victoria Court is centrally located in a convenient location close to

Leamington town centre. It offers a short walk from the north side into the centre with all of its amenities, vibrant shopping, cafes and restaurants, beautiful parks and open spaces.

The Property

Is approached via recessed porch, entrance door to...

Entrance Hallway

With stairs leading down to lower ground floor, open glazed staircase leading to first floor, useful cloaks cupboard, door to open plan kitchen/dining/living, ground floor WC.

Ground Floor WC

Fitted with a white Duravit suite to comprise; floating wash hand basin with vanity cupboard and mono mixer, low level WC with concealed cistern, splashback tiling, cupboard concealing Veissmann boiler, downlighters and extractor.





Open Plan Kitchen/Dining/Living

34'3" max x 11'10" kit ex to 18'9" in living (10.44m max x 3.61m kit ex to 5.72m in living)

Being open plan and yet forming distinctive zoned areas. The property also boasts five pane bi-fold doors leading out to the attractive courtyard patio.

Kitchen Area

With window to front elevation, comprehensively fitted with a range of high quality European wall and base units with quartz working surface over and matching upstands, five point electric hob with filter hood, Blanco one a half bowl sink with Quooker boiling tap over, double wine fridge, Miele oven and oven microwave, concealed Siemens fridge freezer and dishwasher.

Breakfast bar return leading through to Dining Area which in turn leads through to...

Living Space

With downlighter points to ceiling, media points and feature bi-fold doors leading to garden.

Lower Ground Floor Hallway

Serving family room, utility and door door leading to garage.

Family/Games/Cinema Room

18'10" x 12'6" (5.74m x 3.81m)

With downlighter points to ceiling and media wall points, triple glazed window to lightwell, wood look flooring.

Utility

11 x 7'6" (3.35m x 2.29m)

With quartz working surface and matching upstands, Blanco sink unit with mixer tap, base cupboard and Miele freestanding washing machine and tumble drier cupboard concealing pressurised insulated hot water cylinder, fitted door, downlighter points.

Double Garage

18'11" x 21'3" (5.77m x 6.50m)

With auto light, automatic electric sectional up and over garage door with remote control, data control centre.

First Floor Landing

Glazed and oak framed staircase, balustrades leading to second floor, radiator, double doors to useful storage cupboard.

Master Bedroom Suite

18'9" x 12'7" (5.72m x 3.84m)

With downlighter points to ceiling, two triple glazed windows to rear elevation, broad opening to...

Large Dressing Area

With full height comprehensive wardrobes and a variety of hanging and shelved spaces, providing abundant clothes storage, downlighter points, door leads to...



En-Suite Shower Room

Fitted with an attractive white suite comprising; double walk-in shower cubicle with fixed rainwater style overhead shower and additional hand held shower attachment with wall mounted controls, twin sinks with mixer taps set into floating vanity cupboards, full splashback tiling, twin illuminated bathroom mirrors, wall mounted chrome radiator towel rail, wall hung concealed cistern low level WC.

Bedroom Four/Study (Front)

9'8" x 9'10" (2.95m x 3.00m)

With window to front elevation, radiator.

Second Floor Landing

With large lightwell bringing natural light to the centre of the property emphasized by the glazed and oak framed staircase balustrade partitions, downlighter points to ceiling, door to useful store cupboard, radiator.

Bedroom Two (Rear)

18'9" x 12'7" (5.72m x 3.84m)

Triple glazed window to rear elevation, radiator, electric Velux double glazed roofline window, feature attractive angled ceiling lines.

Bedroom Three (Front)

18'9" x 9'10" (5.72m x 3.00m)

With triple glazed window to front elevation, electric Velux roofline window, feature angled ceiling lines, radiator.

Family Bathroom

Fitted with a contemporary suite, with double ended bath with central filler, wash hand basin set into floating vanity cupboard, wall hung low level WC with concealed cistern, double shower cubicle with fixed rainwater style showerhead over and hand held shower attachment, full splashback tiling, tiled floor, chrome radiator towel rail.

General Specifications

Bathrooms/En-Suite

Duravit white ceramic sanitary ware

Duravit vanity furniture

Hansgrohe taps and thermostatic shower fittings

Matki glass shower screens

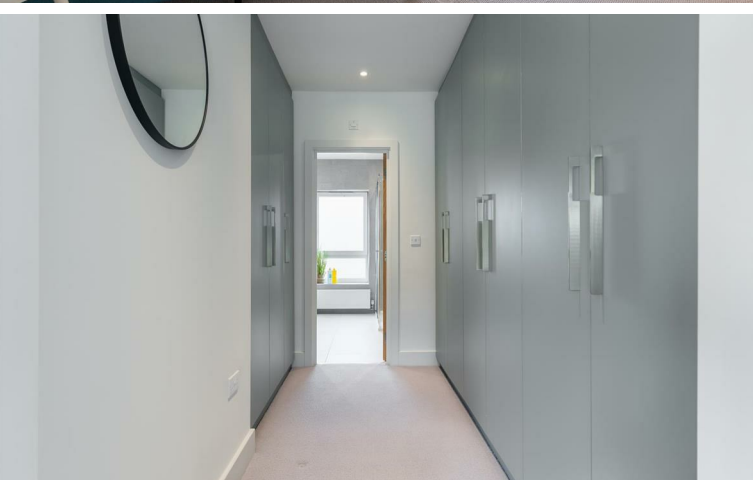
Home Entertainment

Digital aerial and wiring for multimedia installations to provide Freeview TV, DAB radio and pre-wired for fibre optic cable services (subject to network available)

Satellite cables to living and media rooms

Heating and Hot Water

Viessmann gas boiler connected to hot water cylinders for instant



hot water and heating.

Wetzone underfloor heating to lower ground and ground floors.
Central heating radiators to first and second floors.

[Courtyard Garden](#)

Surrounded by rendered and decorative composite finish wall cladding with outside lighting and sunken lightwell to lower ground floor. This is a perfect alfresco space for open plan indoor/outdoor living.

[Outside \(Front\)](#)

The front of the property is approached via a communal elevated walkway which leads to the front of the town houses.

[Parking](#)

Below the elevated walkway there is a shared access over driveway leading to the garage.

[Mobile Phone Coverage](#)

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Council Tax Band G.

[Location](#)

CV32 6JG







- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

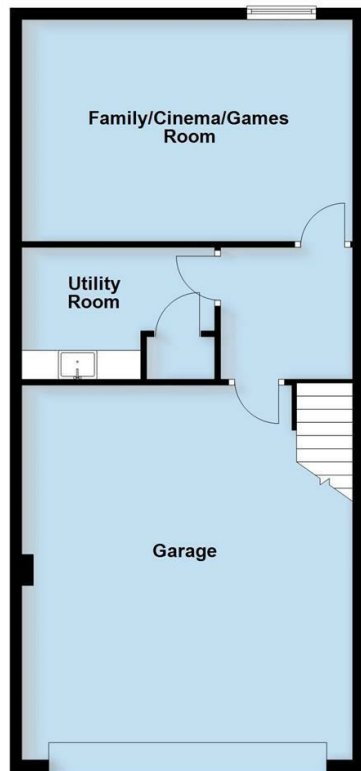
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Lower Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)

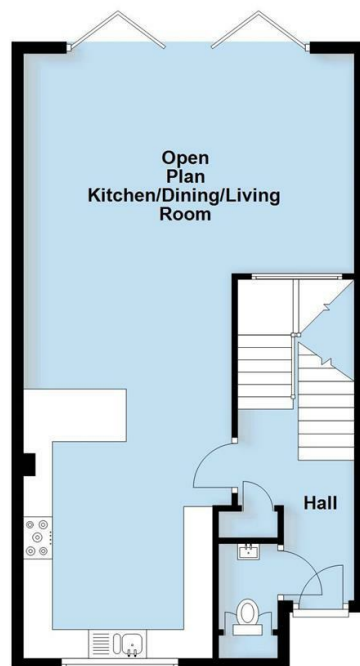


Total area: approx. 250.5 sq. metres (2696.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

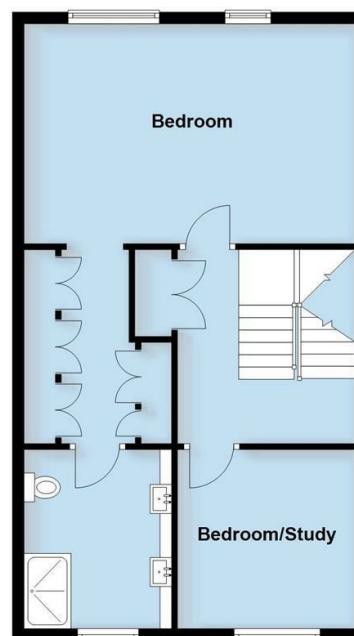
Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



Second Floor

Approx. 59.6 sq. metres (641.7 sq. feet)

