

# VICTORIA COURT

VILLA APARTMENTS LEAMINGTON SPA



A development by  
**SPACE**<sup>gk</sup>

## VICTORIA COURT

SpaceGK is pleased to announce an exciting and unique new development at a premier location on Kenilworth Road, Leamington Spa.

This exclusive one of a kind town centre site comprises of Regency and Contemporary living styles set within traditional walled gardens. The imposing double bay fronted Regency building has been sympathetically restored to provide sophisticated elegantly designed three bedroom apartments, one exclusive first floor Penthouse apartment and two ground floor duplex apartments. The existing building has been fused with four very innovative and contemporary town houses with four storey living including low level garage parking. The site is completed with one exceptionally designed ultra-modern three storey detached property set within its own grounds to produce the ultimate luxurious town living.

All properties will be finished to the highest level of refinement and ultimate prestige specification with both internal and external features determined and harmonised by the type and period setting of the properties.





# VILLAS



## LOCATION

Royal Leamington Spa (recently voted the UK's happiest place to live) is located in the heart of England originally famed for its "healing water" today is better known for its stunning regency architecture, superb restaurants, chic bars, boutique shops and magnificent parks and gardens.

Leamington Spa is near major transport links and easy access to the A46 and motorway network including the M40, M42 and M69 and local train station with excellent commuting to both Birmingham and London with the Leamington to Marylebone service from 66mins.

Leamington Spa is also only 5-20 minutes drive to historic neighbouring towns such as Warwick and Stratford upon Avon, cosmopolitan cities, Birmingham International Airport and acclaimed universities including Warwick, Coventry and Birmingham.

Victoria Court is centrally situated, in an enviable central Leamington location with immediate access to the A46 and motorway network. It epitomizes luxury, elegance and sophistication and is just a short walk away from the vibrant town centre with shopping, restaurants, bars and beautiful parks.



It is extremely rare for a new unique development to come along offering all the benefits and amenities of town centre living and lifestyle with the convenience of quick access to the commuter networks.



# *Location*





VICTORIA COURT VILLAS have been sympathetically restored to retain the period features of this elegant Regency building with new levels of refinement, sophistication and ultimate premium luxury town living. These light and airy spacious luxury thermally and acoustically insulated three bedroom apartments offer handcrafted openplan kitchen/dining/living, separate living/reception rooms, en-suites to bedrooms 1 and 2 and 2 allocated parking spaces with electric charging points. To be offered with a share of the Freehold.

#### KITCHEN

- Individually designed handcrafted kitchens by Charles Yorke, featuring the Framed Edwardian range. Classic style furniture with great versatility for a timeless look
- Silestone worktop and splashback to plots 1 & 2
- Individual islands with Silestone worktops and integrated extraction for plot 3
- Period kitchen design with Siemens modern kitchen appliances
- Integrated Microwave/oven
- Integrated Oven
- Integrated Dishwasher
- Multi-zone Induction Hob
- Integrated Fridge/Freezer
- Quooker tap with instant boiling water

#### FLOORS

- Kahrs engineered timber flooring to all reception rooms and plot 3 hallway
- High quality Cormar carpet to all bedrooms
- Porcelanosa large format tiles to kitchen floors and hallways to plots 1 & 2

#### INTERNAL FINISHES

- Period solid wood four panel painted internal fire doors
- Period satin chrome door furniture
- Period cornice to all reception rooms, hallways and bedrooms (Plot 3)

#### BATHROOMS / EN-SUITES

- Duravit white ceramic sanitary ware
- Duravit vanity furniture
- Hansgrohe chrome taps and thermostatic shower fittings
- Chrome heated towel rail
- Porcelanosa large format fully tiled floors with fully tiled feature walls
- Fully fitted glass shower screens and glass bath screens
- Heated de-mister mirrors with additional lighting
- Shaver socket



# Specification

### HEATING & HOT WATER

- Energy efficient Viessman gas boilers connected to hot water cylinders for instant hot water and heating
- Electric underfloor heating to all kitchen areas, bathrooms and en-suites
- Zehnder traditional thermostatically controlled radiators

### ELECTRIC & LIGHTING

- Low voltage LED lighting to all kitchens, hallways and bathrooms
- Combination of high grade satin chrome and ivory sockets and switches
- LED lighting underneath and inside the kitchen wall units

### 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)
- Wall mounted media panels in all reception rooms with two ethernet data points

### SECURITY & PEACE OF MIND

- Access to all apartments via 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
- RIBA Professional consultants build supervision and building warranty certificate

### CAR PARKING

- Two car parking spaces per apartment, one with an electric vehicle charging connection

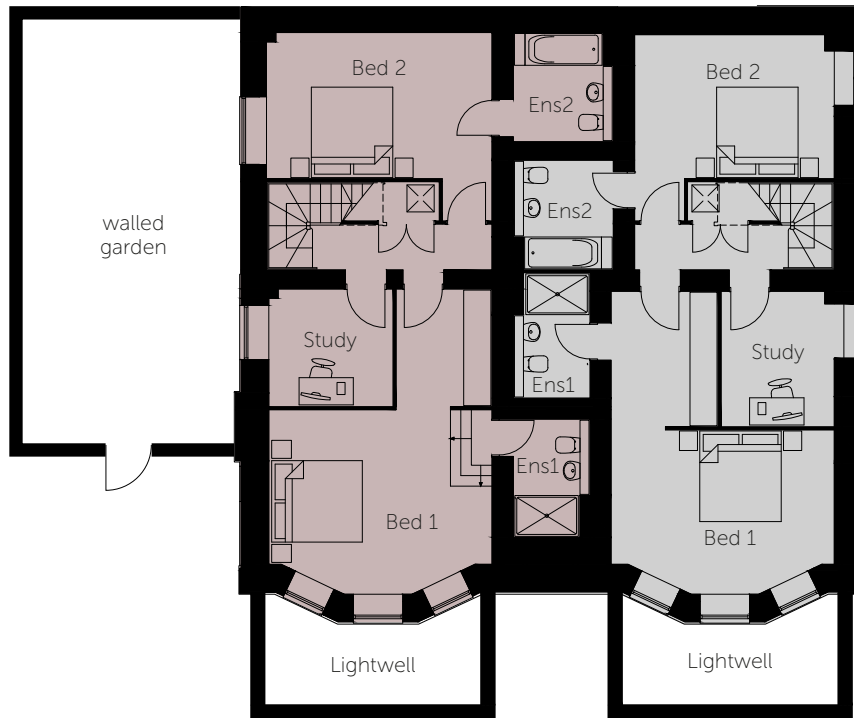
### GENERAL

- Utility cupboard for washer/dryer in plots 1&2
- Large built-in wardrobes to Plots 1 & 2 (optional in plot 3)
- Stunning roof light to plot 3 illuminating the hallway and the elegant period staircase
- Loft storage area for plot 3 with access ladder and loft hatch
- Traditional double glazed sash windows throughout the building
- High levels of thermal and acoustic insulation



LOWER GROUND  
FLOOR

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FLOOR



APARTMENT 1	m	ft
Bedroom 1	4.9 x 3.4	16'2" x 11'3"
Bedroom 2	4.9 x 3.2	16'1" x 10'5"
Bedroom 3/Study	2.7 x 2.6	8'10" x 8'6"

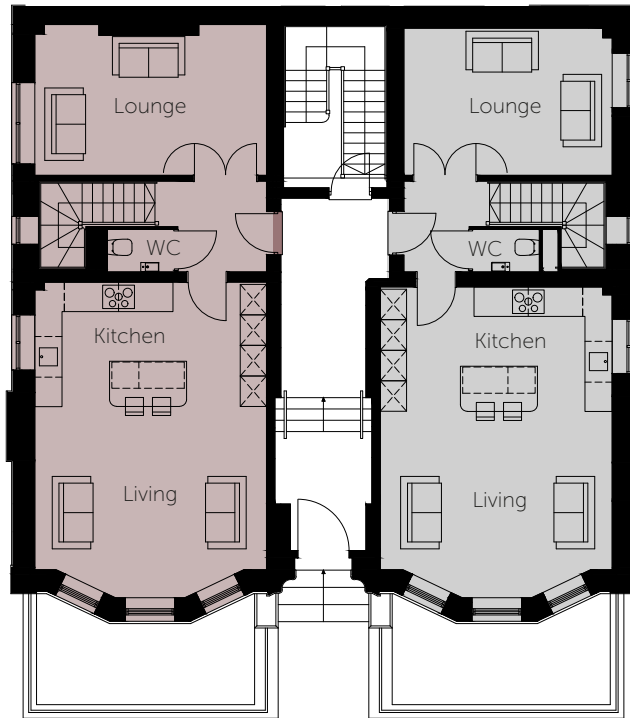
APARTMENT 2	m	ft
Bedroom 1	4.9 x 2.9	16'1" x 9'6"
Bedroom 2	4.4 x 3.1	14'6" x 10'5"
Bedroom 3/Study	3.0 x 2.5	9'10" x 8'3"

# *Apartments 1 & 2*



## GROUND FLOOR

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### APARTMENT 1

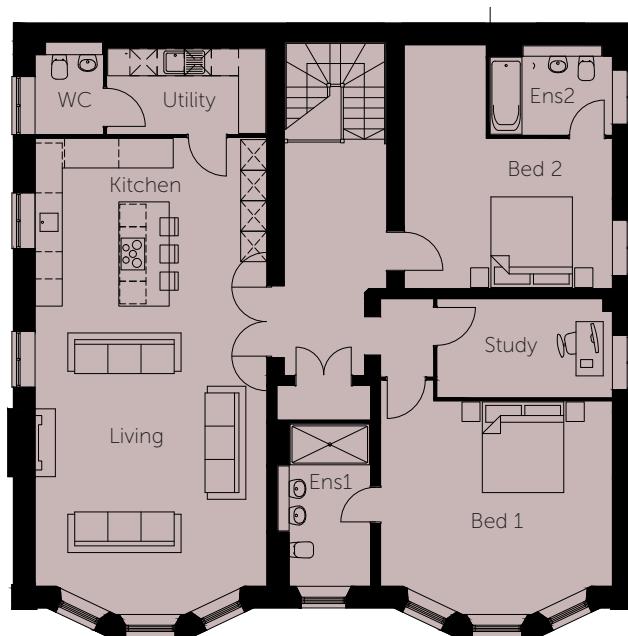
	m	ft
Lounge	5.1 x 3.3	16'9" x 10'11"
Kitchen/ Living	6.3 x 5.1	20'8" x 16'9"

### APARTMENT 2

Lounge	4.5 x 3.3	14'10" x 10'10"
Kitchen/ Living	6.2 x 5.1	20'7" x 16'9"





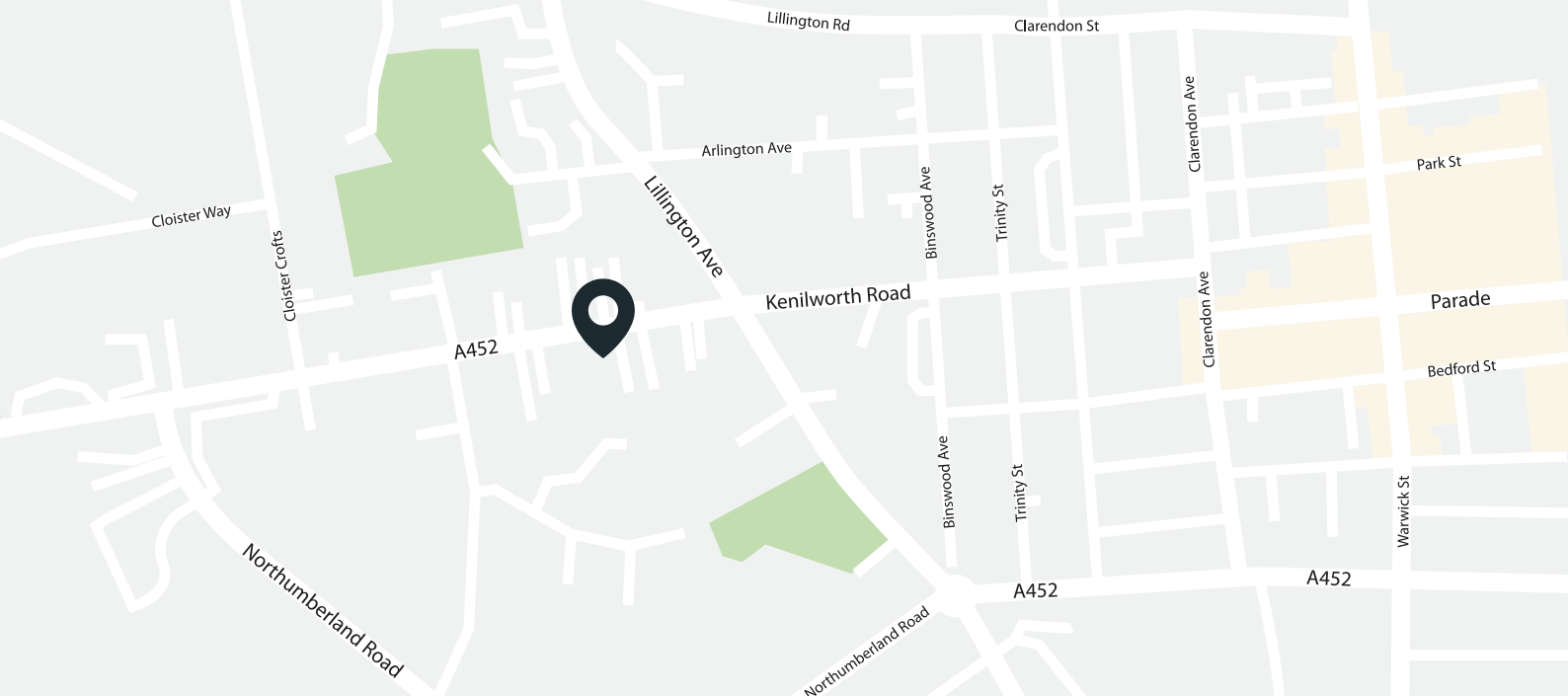


## FIRST FLOOR

FIRST FLOOR	m	ft
Kitchen/Living	9.9 x 5.1	32'6" x 16'9"
Bedroom 1	5.1 x 4.1	16'9" x 13'6"
Bedroom 2	4.6 x 3.5	15'1" x 11'6"
Bedroom 3/Study	3.8 x 2.2	12'6" x 11'3"
Utility	3.6 x 1.9	11'10" x 6'3"

*Apartment 3*





# SPACE<sup>gk</sup>

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.

All Enquiries

## ehB

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