



# VICTORIA COURT

LEAMINGTON SPA



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

## 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.

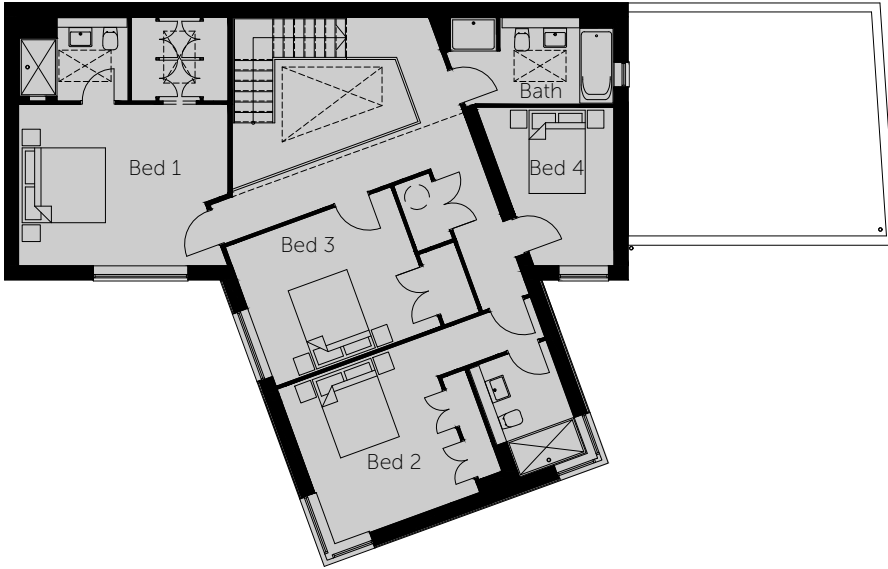
It is extremely rare for a new and unique development to come along offering all the benefits and amenities of town centre living with the convenience of quick access to the commuter networks. Victoria Court is ideally located to provide immediate access to the A46 and the motorway network and is within easy walking distance of Royal Leamington Spa town centre (recently voted the UK's happiest place to live!).

# VICTORIA COURT

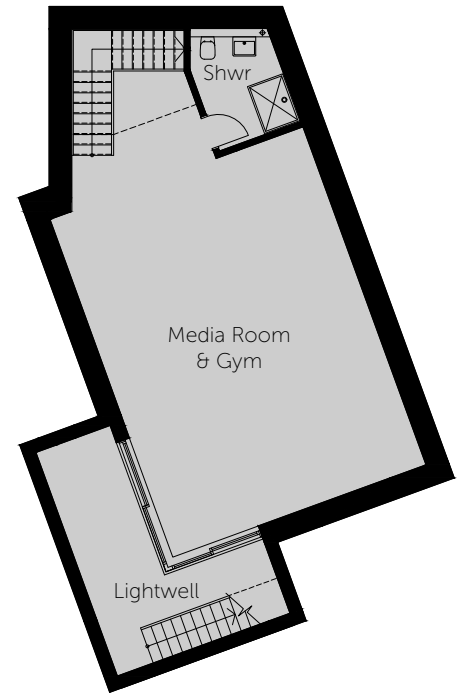


# THE HOUSE

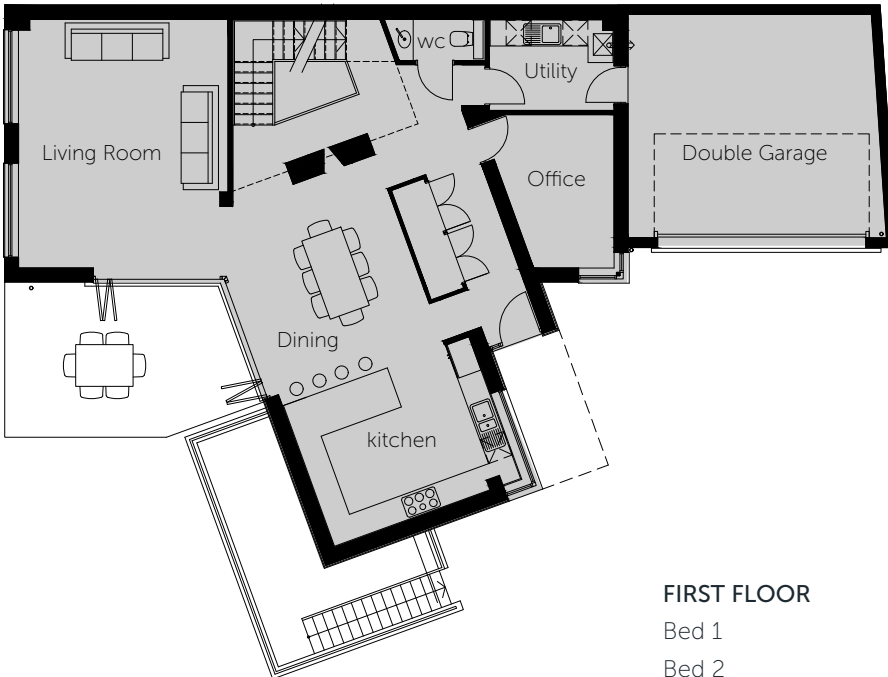
### First Floor



### Lower Ground Floor



### Ground Floor



#### FIRST FLOOR

	m	ft
Bed 1	4.99 x 3.84	16'4" x 12'7"
Bed 2	3.95 x 3.68	13' x 12'1"
Bed 3	4.18 x 3.52	13'9" x 11'6"
Bed 4	3.77 x 3.27	12'4" x 10'9"

#### GROUND

Living Room	5.94 x 4.99	19'6" x 16'4"
Kitchen/Living	9.12 x 6.35	29'11" x 20'10"
Office	3.64 x 3.15	11'11" x 10'4"

#### LOWER GROUND FLOOR

Media Room & Gym	8.600 x 6.430	28'3" x 21'1"
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**VICTORIA COURT 'THE HOUSE'** features contemporary living over four floors. The building is uniquely designed to accommodate the ultimate living space, including open-plan kitchen/living areas, media room, study and a gym.

### **Kitchen/Utility**

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

### **Bathrooms /En-Suites**

- Contemporary white ceramic sanitary ware
- Contemporary vanity furniture
- Hansgrohe chrome taps and thermostatic shower fittings
- Multi rail chrome heated towel rail
- Master En-suite features built in vanity units
- Large format ceramic tiled floors with fully tiled walls
- Fully fitted glass shower screens
- Heated de-mister mirrors with additional lighting & shaver socket

### **Finishes & Features**

- Engineered timber flooring to all rooms excluding bathrooms, kitchen, WC and utility
- Large format ceramic tiles to kitchen floors, utility area, WC
- Master bedroom with fully fitted dressing area
- Unique contemporary staircase, featuring open and closed oak treads with glass balustrades
- Fitted wardrobes to beds 2 and 3

### **Heating & Hot water**

- Energy efficient Viessmann gas boiler connected to hot water cylinders for instant hot water and heating
- Wetzone underfloor heating to all floors
- Wifi enabled heating controls

# SPECIFICATION

### Electric & Lighting

- Low voltage LED lighting to all kitchens, utility, media room, hallways, bathrooms, En-suites WC and gym
- High grade satin chrome sockets and switches to kitchen and reception rooms
- USB charging points to selected sockets
- 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)
- Sound system wiring provided in Media room & Gym area

### Security & Peace of mind

- Electrically operated front gates with auto control
- Alarm system (NACCOS approved)
- Mains supply smoke and heat detectors to all floors
- Multi-point front door entrance
- Automatic 'welcome home' lighting along the driveway and the garage door
- Triple glazed aluminium windows & bi-fold doors with internal wood finish

### External

- Walled garden (south facing) with patio area, light well, glass balustrades and a full planting scheme
- Private access road to be maintained under a management company

### Warranty

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

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

NEW HOMES

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As a developer registered with Build-Zone (developer reference: E-114537) we comply with the Build-Zone Code of Conduct for Home Builders, a copy of which is available here: [www.build-zone.com/consumer-code](http://www.build-zone.com/consumer-code)

Further information on what is covered by the Build-Zone New Home Warranty can be found here: [www.build-zone.com/home-buyers](http://www.build-zone.com/home-buyers) These particulars set out a general outline only for guidance of intending purchase and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but any intending purchaser should not rely upon them as a statement or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. The choice of fittings may vary from property to property according to the availability of materials and in accordance with the policy of GSK Development Solutions Ltd to continually improve the design features. If there is any point of concern please contact the developer for clarification.

