



# PORTOBELLO RIVERSIDE

ROYAL LEAMINGTON SPA

# DENE COURT

A RANGE OF 1 & 2 BEDROOM APARTMENTS



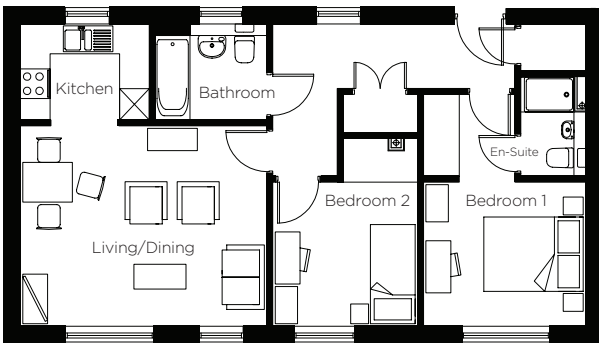




# PORTOBELLO RIVERSIDE

ROYAL LEAMINGTON SPA

All measurements taken from maximum points where applicable



*2 Bed*

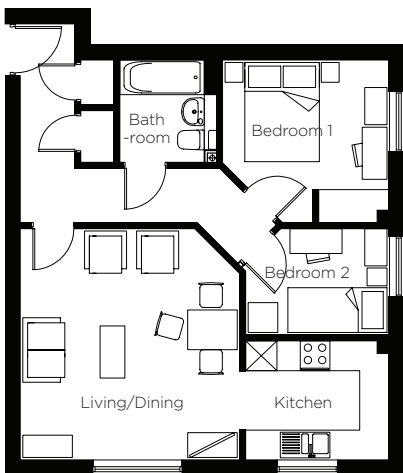
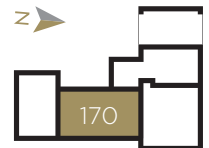
**PLOT 170**

**INTERNAL AREA**

69.41sq m  
747.1 sq ft

Kitchen	1.98m x 2.64m	6' 5" x 8' 7"
Living/Dining	4.06m x 5.01m	13' 3" x 16' 5"
Bathroom	1.90m x 2.28m	6' 2" x 7' 5"
Bedroom 1	2.93m x 3.31m	9' 7" x 10' 10"
En - Suite	2.02m x 1.35m	6' 7" x 4' 5"
Bedroom 2	2.93m x 2.94m	9' 7" x 9' 7"

**GROUND**



*2 Bed*

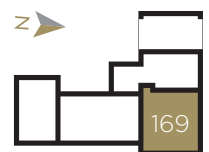
**PLOT 169**

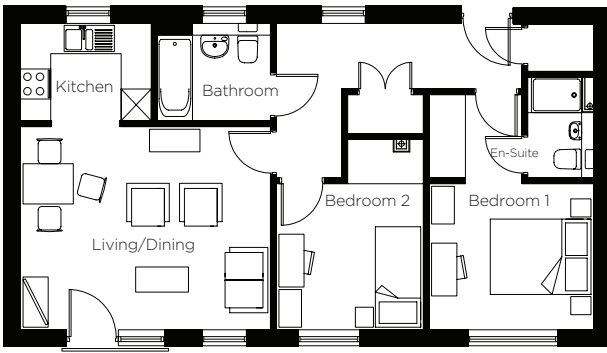
**INTERNAL AREA**

60.78 sq m  
654.2sq ft

Kitchen	2.43m x 2.93m	7' 11" x 9' 7"
Living/Dining	4.69m x 4.46m	15' 4" x 14' 7"
Bathroom	2.10m x 1.73m	6' 10" x 5' 8"
Bedroom 1	2.65m x 3.39m	8' 8" x 11' 1"
Bedroom 2	2.17m x 2.93m	7' 1" x 9' 7"

**GROUND**





## 2 Bed

PLOT 172, 175

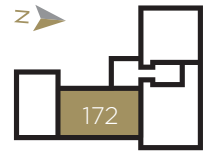
**INTERNAL AREA**

69.41sq m

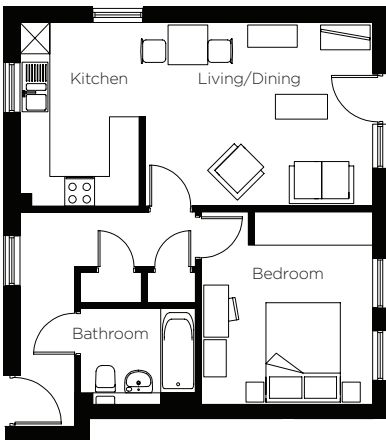
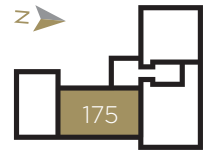
747.1 sq ft

Kitchen	1.98m x 2.64m	6' 5" x 8' 7"
Living/Dining	4.06m x 5.01m	13' 3" x 16' 5"
Bathroom	1.90m x 2.28m	6' 2" x 7' 5"
Bedroom 1	2.93m x 3.31m	9' 7" x 10' 10"
En - Suite	2.02m x 1.35m	6' 7" x 4' 5"
Bedroom 2	2.93m x 2.94m	9' 7" x 9' 7"

**FIRST**



**SECOND**



## 1 Bed

PLOT 173, 176

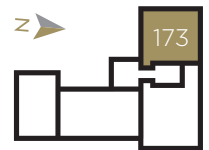
**INTERNAL AREA**

55.16 sq m

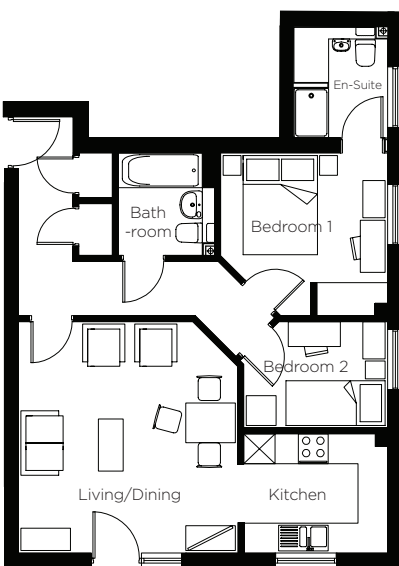
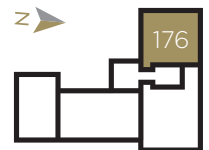
593.7 sq ft

Kitchen	3.73m x 2.44m	12' 2" x 8' 0"
Living/Dining	3.73m x 4.53m	12' 2" x 14' 10"
Bathroom	1.73m x 2.34m	5' 8" x 7' 8"
Bedroom	3.92m x 3.48m	12' 10" x 11' 5"

**FIRST**



**SECOND**



## 2 Bed

PLOT 171, 174

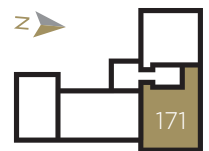
**INTERNAL AREA**

65.28 sq m

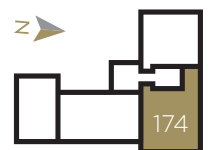
702.7 sq ft

Kitchen	2.43m x 2.93m	7' 11" x 9' 7"
Living/Dining	4.69m x 4.46m	15' 4" x 14' 7"
Bathroom	2.10m x 1.73m	6' 10" x 5' 8"
Bedroom 1	3.32m x 3.39m	10' 10" x 11' 1"
Bedroom 2	2.17m x 2.21m	7' 1" x 7' 3"

**FIRST**



**SECOND**



# High SPECIFICATION



## KITCHEN

- White paint to kitchen walls
- Gloss Regency 'Cashmere' doors, up-stands and T- bar handles
- Black 'Noir Surf' laminate worktop and upstand
- Black 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 5 programme dishwasher by Smeg\*

## BATHROOM

- Dorset 'Perla' porcelain wall and floor tiles
- Chrome smart single lever mono-basin mixer and pop up by Porcelanosa
- White large half- height basin, with semi - pedestal by Porcelanosa
- White back to wall pan and concealed cistern with soft close seat by Porcelanosa
- White Smart bath with Supastyle bath panel by Porcelanosa
- Hinged bath shower screen with bath and shower mixer by Porcelanosa
- Chrome heated towel rail
- Square edge mirror
- Shaver socket

## EN - SUITE<sup>†</sup>

- Dorset 'Perla' porcelain wall and floor tiles
- White small half- height basin, with semi - pedestal by Porcelanosa
- Chrome smart single lever mono-basin mixer and pop up by Porcelanosa
- White back to wall pan and concealed cistern with soft close seat by Porcelanosa

## GENERAL

- Wardrobes to master bedroom
- TV points provided to living room and master bedroom
- Sky + to living room
- 10 year NHBC cover
- 'Crafted Oak' laminate flooring to living and dining room and hallway
- Carpet to stairs and bedroom
- Telephone points provided

\*Slim line variation applies to 1 bed apartments (173 & 176)

†Plots 170, 171, 172, 174 & 175

CGI's shown not representative of all plots or specific unit types



Computer generated image

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