

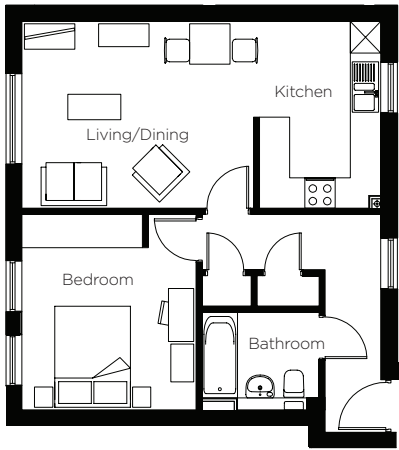


PORTOBELLO RIVERSIDE

ROYAL LEAMINGTON SPA

LEAM COURT

A RANGE OF 1 & 2 BEDROOM APARTMENTS



1 Bed

PLOT 178

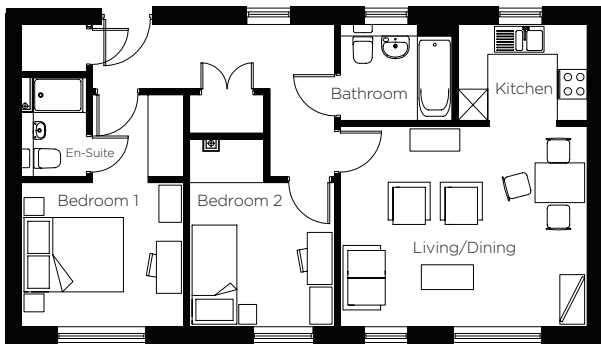
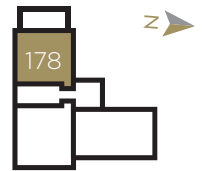
INTERNAL AREA

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	12' 2" x 7' 8"
Bedroom	3.92m x 3.48m	12' 10" x 11' 5"

GROUND



2 Bed

PLOT 179

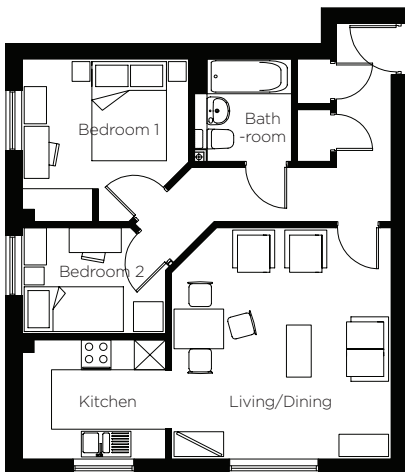
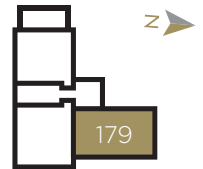
INTERNAL AREA

69.41 sq 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 180

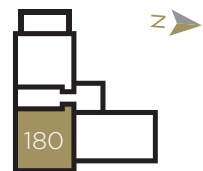
INTERNAL AREA

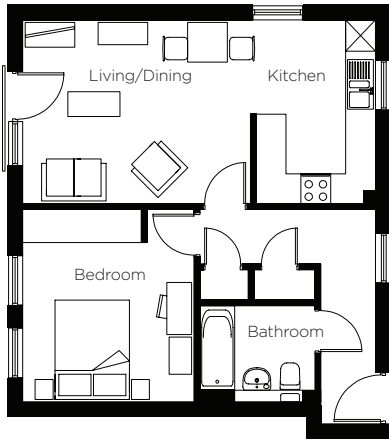
60.78 sq m

654.2 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	2.65m x 3.39m	8' 8" x 11' 1"
Bedroom 2	2.17m x 2.93m	7' 1" x 9' 7"

GROUND





1 Bed

PLOT 181, 184

INTERNAL AREA

55.16 sq m

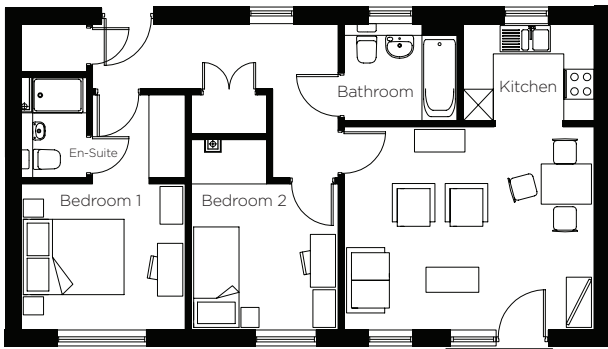
593.7 sq ft

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 182, 185

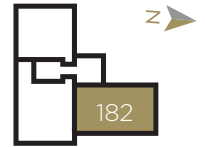
INTERNAL AREA

69.41 sq m

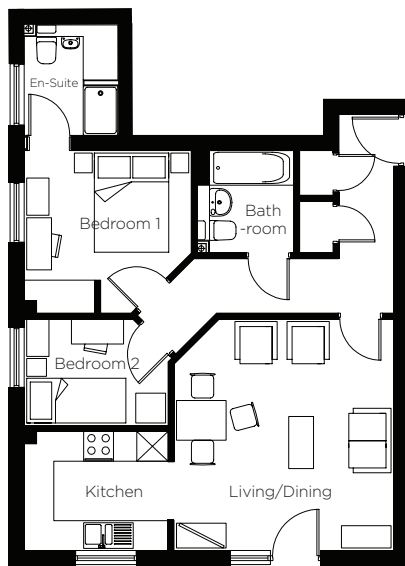
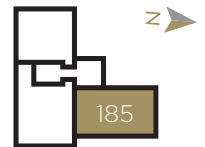
747.1 sq ft

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



2 Bed

PLOT 183, 186

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[†]

- 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 (178, 181 & 184)

†Plots 179, 182, 183, 185 & 186

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



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