

B BRANDON PLACE

A luxurious development
of 13 Apartments and
2 Penthouses, in the heart of
Royal Leamington Spa



CGI - Brandon Place as seen from Willes Road

Welcome to Brandon Place

The property is located in the heart of Leamington Spa, on the corner of Willes Road and Holly Walk, just round the corner from the Jephson Gardens.

It is a luxurious development of 13 apartments and 2 penthouses, designed to maximise natural light with a contemporary feel, creating light and airy living spaces and a lovely garden.



CGI - Brandon Place - rear elevation

*Computer Generated Images (CGIs) are indicative only.

Discover the Local Area

Royal Leamington Spa, once a small village called Leamington Priors, drew attention for the healing properties of its water during the 18th Century. During the 19th century, the town experienced one of the most rapid expansions in England and is named after the River Leam which flows through the town. In 1938 Queen Victoria granted the town a 'Royal' prefix and Leamington Priors became Royal Leamington Spa.

Today Royal Leamington Spa is better known for its superb restaurants, chic bars, magnificent parks and gardens, beautiful Regency architecture and broad boulevards, not to mention having recently been voted one of the top ten happiest places to live.



The Jephson memorial in Jephson Gardens



Holly Walk. Photo © David Stowell (cc-by-sa/2.0)



Livery Street



The picturesque River Leam

One bedroom apartment

B

PLOTS: 9, 11 & 13

Interior dimensions

	metric	imperial
Kitchen/Dining/Living	6.50 x 5.38	21' 3" x 17' 7"
Bedroom	3.33 x 4.15	10' 9" x 13' 6"

All measurements are approximate and window openings may differ according to plot type.



Two bedroom apartment

B

PLOTS: 2, 4 & 6

Interior dimensions

	metric	imperial
Kitchen/Dining/Living	8.44 x 4.13	27' 8" x 13' 7"
Bedroom 1	3.83 x 4.70	12' 7" x 15' 5"
Bedroom 2	3.28 x 3.12	10' 9" x 10' 3"

All measurements are approximate and window openings may differ according to plot type.



CGI - Bedroom 1



CGI - Kitchen/Dining/Living area

Two bedroom apartment

B

PLOTS: 1, 3 & 5

Interior dimensions

	metric	imperial
Kitchen/Dining/Living	4.44 x 7.75	14' 7" x 25' 5"
Bedroom 1	3.35 x 5.12	11' 0" x 16' 8"
Bedroom 2	2.26 x 2.98	7' 5" x 9' 9"

All measurements are approximate and window openings may differ according to plot type.



CGI - Bedroom 1



CGI - Kitchen/Dining/Living area

Penthouse

B

PLOT: 7

Interior dimensions

	metric	imperial
Kitchen/Dining/Living	6.75 x 6.65*	22' 2" x 21' 8"*
Bedroom 1	5.78 x 3.00*	18' 11" x 9' 8"*
Bedroom 2	3.90 x 2.35*	12' 9" x 7' 8"*

All measurements are approximate and window openings may differ according to plot type. *Restricted.



CGI - Bedroom 1

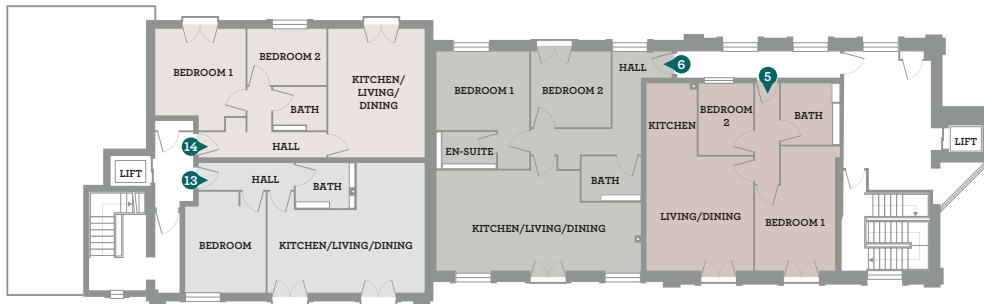


CGI - Kitchen/Dining/Living area

Floor plans

B

2 SECOND FLOOR

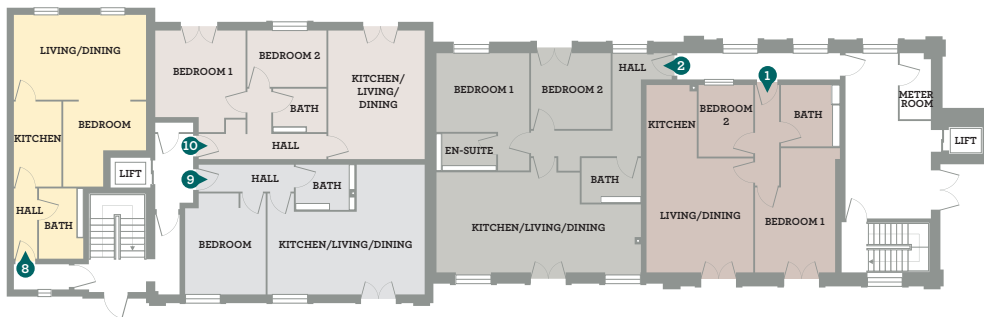


3 THIRD FLOOR

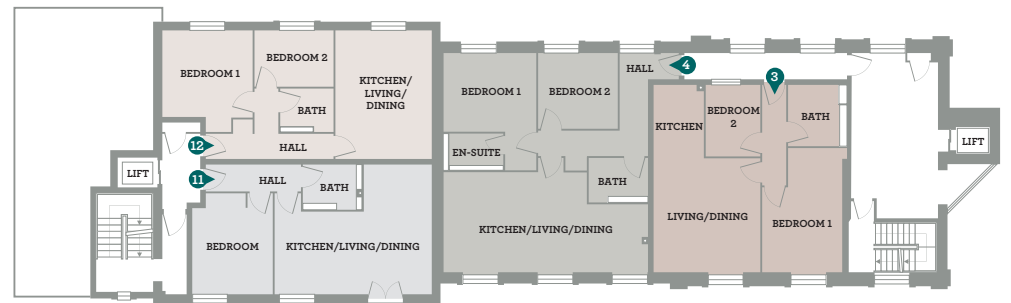


Penthouses have parking.

G GROUND FLOOR



1 FIRST FLOOR



Plots 2 and 10 have a terrace. Plot 8 has a garden with parking.

Specification

B

KITCHEN

- Contemporary handleless matt kitchen
- Range of wall and base units
- Bosch multifunction electric oven, ceramic hob and cooker hood
- Under mounted stainless-steel sink
- 20mm quartz work surfaces and splash backs
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

BATHROOMS

- Porcelanosa bathrooms comprising:
 - Contemporary white ceramic sanitaryware
 - Large format wall and floor tiles
 - Polished chrome taps and thermostatic shower fitting
 - Clear glazed shower screen
 - Mirror with shaver point
 - Vanity cupboard
 - Towel ladder warmer in chrome finish

INTERIOR FINISHES

- Smooth plaster finish with emulsion to all internal walls and ceilings
- White satin finish woodwork and internal doors
- Chrome door furniture
- Carpets to all bedrooms
- Tiled bathroom floors
- Luxury Vinyl Tile flooring to living and kitchen areas

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas condensing boiler
- Thermostatically controlled underfloor heating
- Task lighting in kitchens
- LED recessed downlighters fitted throughout with pendant lights to living areas and bedrooms
- Pre-wired for Virgin or BT fibre
- Data points to bedrooms and living area

SECURITY

- High security front entrance door with multi-point locking system
- Fire detection and fire alarm system

EXTERNAL FINISHES

- Landscaped garden area
- Cycle storage

WARRANTY



ICW 10-Year
Structural Defects
Warranty

PLACES & TRAVEL TIMES

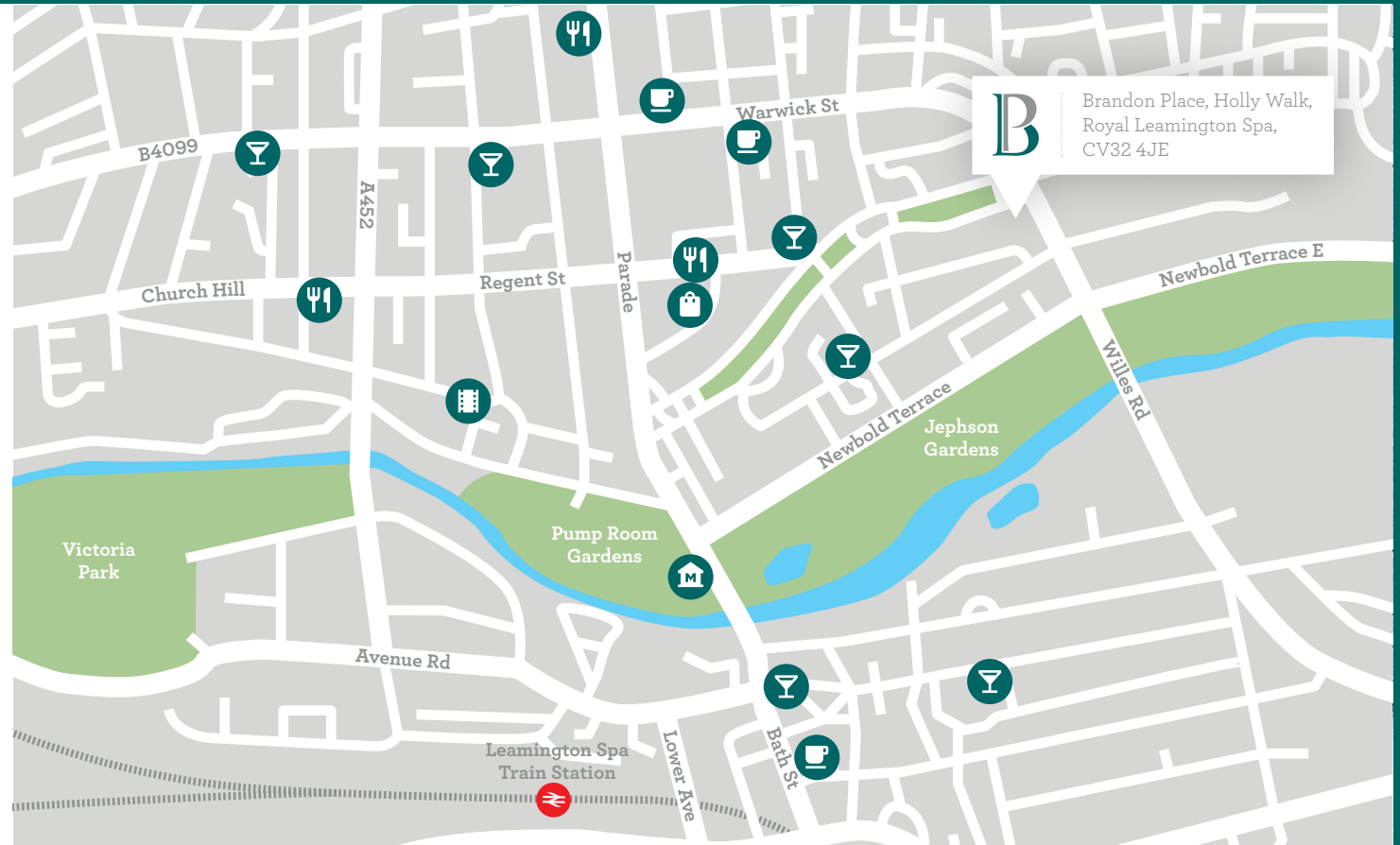
By foot

Coffee #1	07 mins
The Parade	08 mins
La Coppola Ristorante	09 mins
Jephson Gardens	04 mins
Royal Spa Centre	05 mins
Victoria Park	15 mins
Leamington Spa Station	16 mins

By train (from Leamington Spa)

Warwick	04 mins
Coventry	11 mins
Birmingham International	21 mins
Stratford-upon-Avon	34 mins
Birmingham New St	32 mins
Bicester North (Bicester Village)	30 mins
Oxford	35 mins
London Marylebone	1h 25 mins

Please note: All times shown are approximate.



Peter Clarke
New Homes

For sales enquires please contact Peter Clarke New Homes
Tel: **01926 870145** or email: info@brandonplace.co.uk

Office: Myton Rd, Leamington Spa CV31 3NY



www.brandonplace.co.uk

DISCLAIMER: Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.