



GLASSHOUSE

ROYAL LEAMINGTON SPA

An exciting development of just five 1 and 2 bedroom
apartments in the heart of Royal Leamington Spa



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Glasshouse is an exciting new development of 5, one and two bedroom apartments within the established Corner House development.

Combining a private roof terrace, luxury finishes, spacious rooms and all the essentials for residents to relax, unwind and entertain; Glasshouse perfectly blends modern suburban living with the amenities of Leamington Spa.

The Glasshouse gets its name from the large windows that wrap the entire building, bathing all the apartments in natural light. Inside, open plan spaces allow plenty of room to relax in comfort.

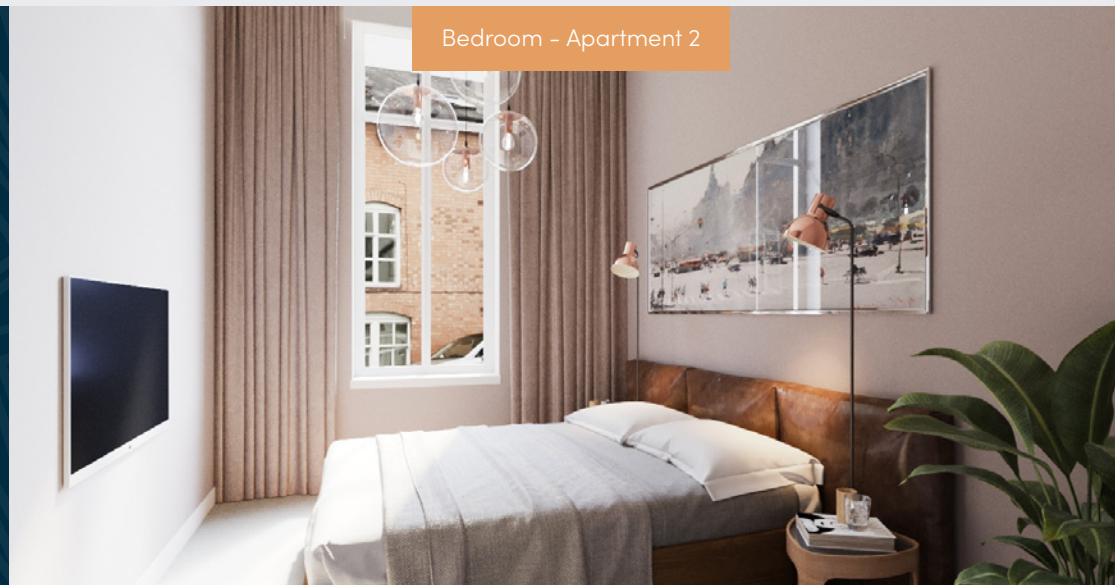
All the apartments are fitted with luxurious, modern bathroom suites with

high quality fittings, chrome finished taps and showerheads. Everything is designed with modern elegance at its core to help you unwind. The sleek kitchen worktops perfectly complement the state-of-the-art fitted kitchen appliances making it the perfect place for entertaining.

The Glasshouse is stylish and minimalist in design allowing residents to feel immediately at home, whilst giving them the freedom to make the space their own.



Bedroom - Apartment 2



Kitchen/Dining area - Apartment 5



Kitchen, Living & Dining area - Apartment 2



FLOOR PLAN



Apartment 1 | 1 Bedroom

Apartment 2 | 1 Bedroom

Apartment 3 | 1 Bedroom

Apartment 4 | 2 Bedroom + Ensuite

Apartment 5 | 2 Bedroom + Ensuite



GLASSHOUSE

APARTMENT SPECIFICATION

KITCHEN TECHNOLOGY

- Contemporary Pebble Grey colour co-ordinated kitchen featuring soft close drawers and doors
- Samsung Integrated appliances including induction hob, oven, fridge/freezer, washer/dryer and dishwasher

BATHROOM AND EN-SUITE

- Contemporary white ceramic sanitaryware
- Porcelanosa Mirage Silver tiles and Mirage Dark tiles feature wall
- Underfloor heating
- Towel Rail
- Demister bathroom mirror
- Maritime Pine Moduleo flooring

INTERIOR FINISHES

- Contemporary faced internal doors
- Satin chrome door furniture throughout
- Carpet to all bedrooms
- Moduleo classic Oak flooring to hall, living and kitchen areas
- Satin finished woodwork throughout
- Bedroom/kitchen/living areas painted in Farrow & Ball Peignor all other walls and ceilings painted white

HOME ENTERTAINMENT

- Multimedia installation to provide terrestrial TV, Satellite TV telephone/data points
- Fibre data cabling - connectivity to either BT or Virgin

ELECTRICAL AND LIGHTING

- A combination of mains voltage LED lighting throughout
- USB plug sockets to the bedrooms, kitchen and living areas

HEATING/HOT WATER/ENERGY EFFICIENCY

- Each apartment has a individual electric boiler
- Thermostatically controlled heating

SECURITY & PEACE OF MIND

- Access to apartments via audio door entry system
- Mains supply smoke/heat detectors (with battery backup) to apartments and common areas
- All apartments come with a Professional Consultants Certificate (PCC) Warranty

COMMON AREAS

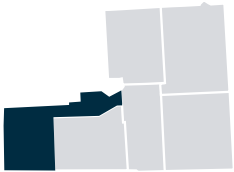
- Communal roof terrace
- Carpet to communal stairs and lobby area

GENERAL

- External LED security and amenity lighting
- Apartments 1 & 3 have integrated storerooms, with apartments 2, 4 & 5 having a remote storeroom
- Car parking available
- Automated entry to private secure car park



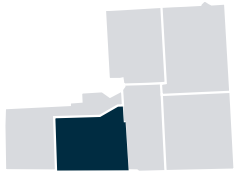
APARTMENT ONE



635
Sqft

	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen	2.60	3.70	8'6"	12'1"
Living	3.00	3.70	9'10"	12'1"
Bedroom	3.00	3.70	9'10"	12'1"
Bathroom	1.90	2.50	6'3"	8'2"

APARTMENT TWO



570
Sqft

	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen	2.00	2.40	6'7"	7'10"
Living	5.00	4.20	16'5"	13'9"
Bedroom	3.20	4.20	10'6"	13'9"
Bathroom	2.50	2.00	8'2"	6'7"

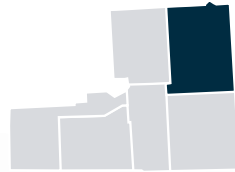
APARTMENT THREE



614
Sqft

	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen	2.20	3.60	7'3"	11'10"
Living	3.60	4.80	11'10"	15'9"
Bedroom	3.00	5.30	9'10"	17'5"
Bathroom	1.80	2.60	5'11"	8'6"

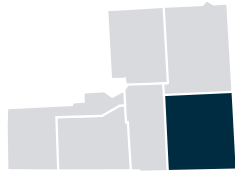
APARTMENT FOUR



850
Sqft

	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen	3.40	2.50	11'2"	8'2"
Living	4.60	5.50	15'1"	18'0"
Bedroom 1	3.40	4.60	11'2"	15'1"
Bedroom 2	3.40	4.00	11'2"	13'1"
Bathroom	3.40	2.20	11'2"	7'3"

APARTMENT FIVE



786
Sqft

	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen	3.00	3.60	9'10"	11'10"
Living	4.20	4.50	13'9"	14'9"
Bedroom 1	2.80	4.50	9'2"	14'9"
Bedroom 2	2.40	3.40	7'10"	11'2"
Bathroom	2.50	2.00	8'2"	6'7"

LIVING IN ROYAL LEAMINGTON SPA

Royal Leamington Spa, is a spa town located in the heart of England

Originally a small village called **Leamington Priors**, it grew into a spa town in the 18th century following the popularisation of its water which was reputed to have medicinal qualities. In the 19th century, the town experienced one of the most rapid expansions in England. It is named after the **River Leam**, which flows through the town.

Today it is better known for it's superb restaurants, chic bars magnificent parks and gardens and stunning regency architecture.

The **Glasshouse** is centrally situated with everything you need right on your doorstep. Royal Leamington Spa offers an unrivalled selection of national stores and individual boutiques, along with your choice of more than 60 pubs, restaurants, bars to enjoy.



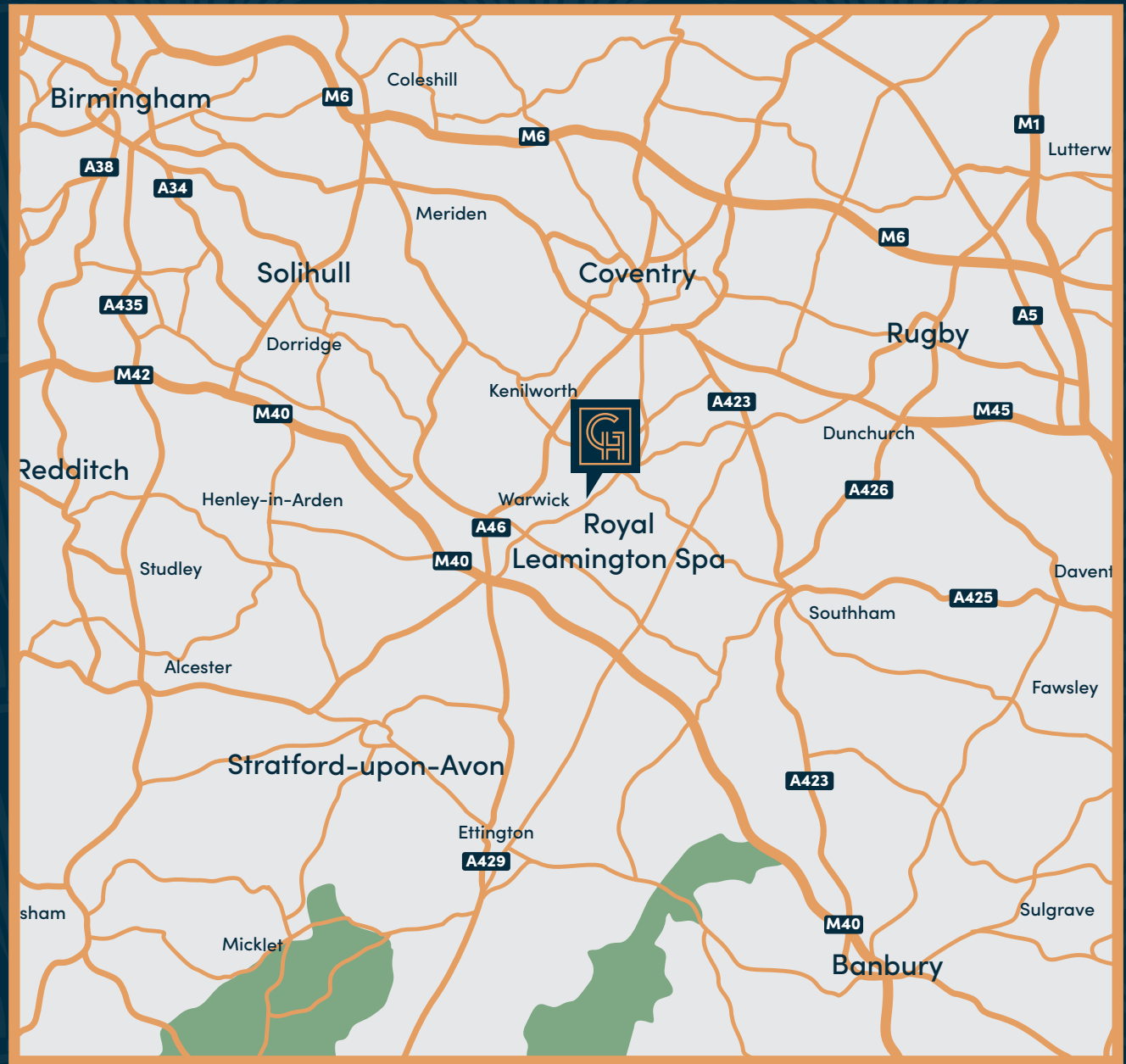


For sales enquiries or to arrange a viewing
contact EHB Residential

Tel: 01926 881 144

Email: jws@ehbresidential.com

EHB Residential
Somerset House, Clarendon Place
Leamington Spa, CV32 5QN



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