Get Set
TO SETTLE BY THE RIVER
THE EAGERLY ANTICIPATED NEW PHASE OF PORTOBELLO RIVERSIDE IS HERE, GIVING YOU A FRESH OPPORTUNITY TO SECURE A HOME IN A PRIME LOCATION ON THE BANKS OF THE AVON.

PERFECTLY POSITIONED
At Portobello Riverside you’re tucked quietly away at the heart of it all. Set by the water, this prestigious development is right at the centre of the country, close to major transport links.

Not only are the historic towns of Royal Leamington Spa and Warwick on your doorstep, you’re within easy reach of cities such as Birmingham, Oxford and even London, as well as the open Warwickshire countryside.

So your options for both work and pleasure are wide open.

SOMEWHERE TO LOVE
Although, with a home so beautifully finished and filled with light, you may be reluctant to leave. All properties boast design-conscious touches such as Smeg appliances and Porcelanosa bathroom suites. Some have balconies and all have one or two allocated parking spaces or a garage.

With generously proportioned rooms you’ve got plenty of space to retreat and relax, or invite people over. And with the river as your backdrop, it’s the ideal place to while away your downtime.
There’s something about living by the river. However fast your world spins, it seems to slow by the water’s edge.

At Portobello Riverside you’ll be nestled in an exclusive enclave on the River Avon. A short commute from several towns and cities, but anchored in a place of calm and serenity.

Whether you like to go for a morning run, a head-clearing evening stroll or just potter around listening to the babble of the water, the river will always be there for you at Portobello Riverside.

And if you want to get out on the water, there are lots of options for all ages. You can hire everything from canoes to kayaks, pedalos, rowing boats, motorboats and narrowboats nearby.
The beautiful
HEART OF BRITAIN

WITH SWEEPING REGENCY BOULEVARDS, MAJESTIC GEORGIAN ARCHITECTURE AND MANICURED PARKS, ROYAL LEAMINGTON SPA IS ONE OF THE UK’S MOST PICTURESQUE TOWNS.

Named after the River Leam, which flows through the centre, its natural spa springs were discovered in the 19th century. Thousands flocked to the fashionable town to take in the waters, and Queen Victoria bestowed it with its befittingly Royal title in 1838.

Surrounded by some of England’s most famous landmarks, Royal Leamington Spa is as popular as ever. Offering a fantastic lifestyle, it is, unsurprisingly, an extremely sought-after location for people looking to put down roots.

WONDERFUL WARWICK

Just as close to Portobello Riverside is Warwick, steeped in history and equally as desirable as a place to call home. Warwick’s best known for its magnificent medieval castle, but it offers much more besides. From secret gardens to quaint architecture, specialist shops and a wide variety of cafes and restaurants serving exquisite food.

The busy Market Square hosts several events throughout the year, including a monthly Farmer’s Market that foodies flock to.

Pictured:
1. Eastgate, Warwick
2. River Leam, Leamington Spa
3. War on River Leam, Leamington Spa
4. Market, Warwick
5. Warwick Castle on the River Avon
WITH AN IMPRESSIVE COLLECTION OF SHOPS IN ITS ATTRACTIVE CENTRE, LEAMINGTON SPA MAKES A LOVELY SHOPPING DESTINATION.

The Royal Priors centre has almost 60 stores, including well-known names and independent boutiques, while pedestrianised Regent Court offers a cluster of luxury brands. There’s large department stores too, and a Tesco Superstore just 0.6 miles from Portobello Riverside.

For big city shopping, it’s less than 30 miles to Birmingham’s Bullring, and Bicester Village designer outlet is just 40 miles away.

THE GOOD LIFE
As you’d expect, Leamington Spa is home to some of the country’s best spa facilities. After luxuriating in the spa waters, you can catch the latest exhibitions at the art gallery and museum – now also at the Royal Pump Rooms.

Opposite, are the remarkable Jephson Gardens where you can promenade along the immaculate avenues and wander in the subtropical glasshouse. Victoria Park is also a fantastic place to have fun with family and friends.

FRESH AIR AND EXERCISE
Newbold Comyn is one of Leamington Spa’s other fabulous parks, with an 18-hole pay and play golf course, leisure centre and gastro pub. If you’re a golf enthusiast, there’s The Warwickshire Golf and Country Club and Leamington and Country Golf Club nearby too. And the Leamington Lawn Tennis and Squash Club is just a short walk from Portobello Riverside.
Great times and get togethers

Whether you’re meeting friends, heading out for date night or getting the family together, Leamington Spa gives you a delicious array of more than 50 restaurants to choose from.

With dishes from the Deep South to Kerala and back to Europe, you can indulge in sublime flavours from around the globe.

There’s also plenty of choice when it comes to nightlife with a mix of traditional pubs, sophisticated bars, hipster hangouts and upbeat clubs.

Go live.
If you like live entertainment, there’s The Royal Spa Centre. It’s just one of Leamington Spa’s excellent venues and has a diverse calendar of events, including live music, comedy, plays, dance and more. There’s also a cinema there, as well as the town’s multiplex showing all the latest films.

So many options.
Nearby Warwick is another popular option for evenings out. And the bright lights of Birmingham are easy to reach too.

For something a bit different, head to Warwick Racecourse. Whether you like to have a flutter or not, it makes for a really entertaining day out with family or friends.

Pictured:
1. Regent Street, Leamington Spa
2. Regent Court Shopping Centre, Leamington Spa
3. Regent Court Shopping Centre, Leamington Spa
4. Regent Street, Leamington Spa
5. Regent Court Shopping Centre, Leamington Spa
You’re around five miles from junction 13 of the M40, which leads south to London via Banbury, Bicester and Oxford. While junction 14 of the M40 gives easy access to the M42 and Birmingham. Less than three miles from the A46, you can also reach Coventry and Stratford-upon-Avon quickly. And if you’re taking the short drive into Leamington Spa itself there’s ample parking.

Your nearest bus stop is a 5-minute walk away on Emscote Road, with buses running regularly to and from Leamington Spa and Warwick town centres and beyond.

Birmingham International Airport is just 20 miles away, so you can reach it within 40 minutes.

Trains go direct from Leamington Spa station to several towns and cities, including London.

Typical journey times are:

- **COVENTRY**: 11 minutes
- **BANBURY**: 17 minutes
- **BIRMINGHAM INTERNATIONAL**: 23 minutes
- **BIRMINGHAM NEW STREET**: 34 minutes
- **OXFORD**: 39 minutes
- **LONDON MARYLEBONE**: 1 hour 20 minutes

All travel times shown are taken from www.google.co.uk/maps & www.thetrainline.com.
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Working with architects, developers, housebuilders, landowners and local authorities, Latimer will deliver more homes for people across the country.

Latimer’s success is based on a commitment to excellence, ensuring high standards of design and craftsmanship. Each new project is given careful consideration to ensure it blends sympathetically with its environment, with attention also given to existing landscape settings and natural features.
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