



PORTOBELLO RIVERSIDE

ROYAL LEAMINGTON SPA

HERON VIEW

A RANGE OF 3 STOREY 4 BEDROOM HOMES



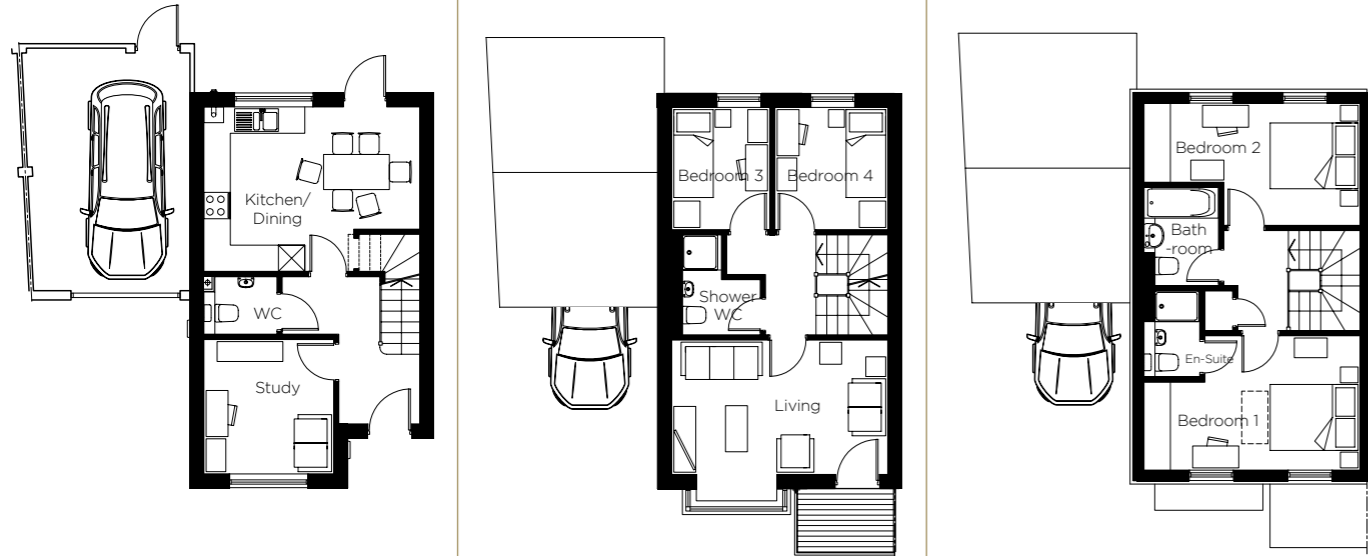
4 Bed

PLOT 162, 163*, 166, 167*

INTERNAL AREA

123.10 sq m

1325 sq ft



GROUND FLOOR

Kitchen/Dining	3.77m x 4.97m	12'4" x 16'3"
Study	3.09m x 2.98m	10'1" x 9'9"
WC	1.34m x 1.69m	4'4" x 5'6"

FIRST FLOOR

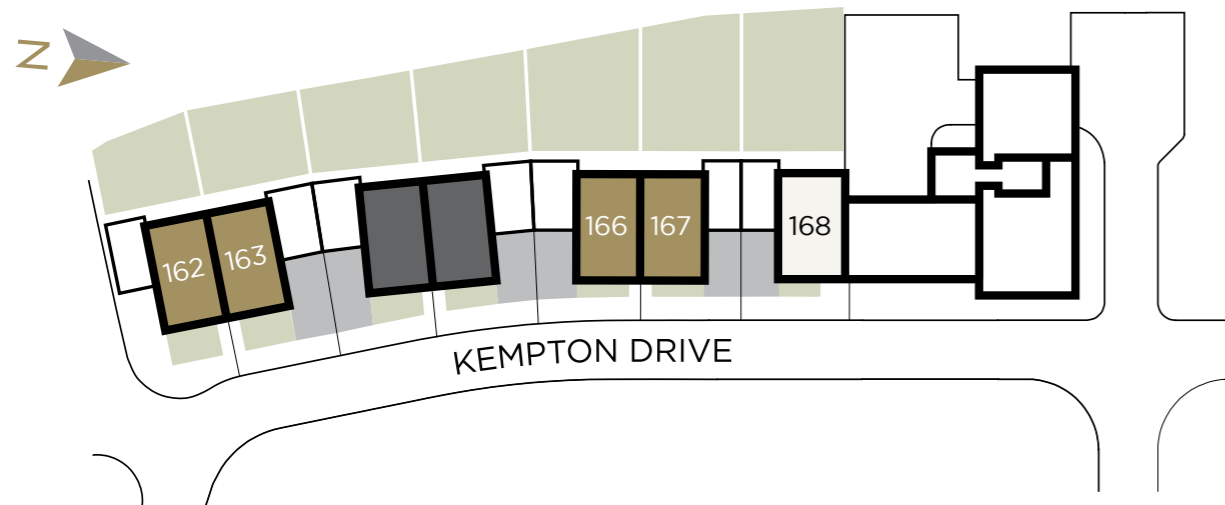
Living	3.09m x 4.97m	10'1" x 16'3"
Shower WC	2.30m x 2.05m	7'6" x 6'8"
Bedroom 3	2.81m x 2.26m	9'2" x 7'4"
Bedroom 4	2.81m x 2.61m	9'2" x 8'6"
Balcony	1.45m x 2.20m	4'9" x 7'2"

SECOND FLOOR

Bedroom 1	3.09m x 4.97m	10'1" x 16'3"
En - Suite	1.99m x 1.30m	6'6" x 4'3"
Bedroom 2	2.81m x 4.97m	9'2" x 16'3"
Bathroom	2.26m x 1.73m	7'4" x 5'8"

* Handed

All measurements taken from maximum points where applicable



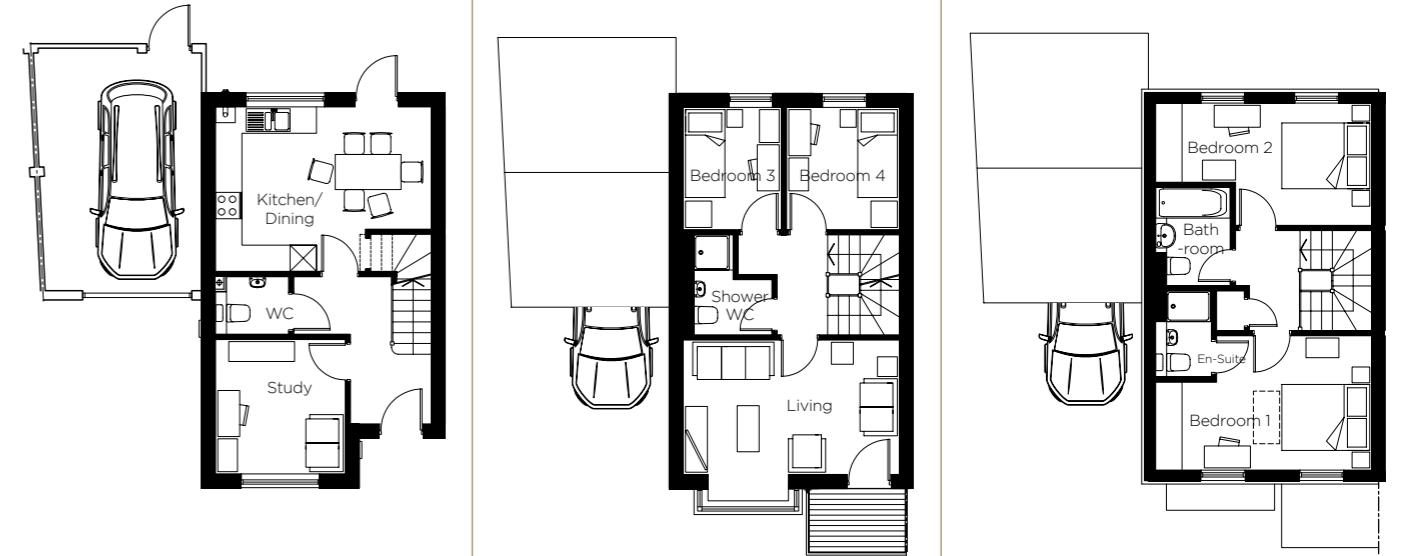
4 Bed

PLOT 168

INTERNAL AREA

124 sq m

1334.7 sq ft



GROUND FLOOR

Kitchen/Dining	3.77m x 5.01m	12'4" x 16'5"
Study	3.09m x 2.98m	10'1" x 9'9"
WC	1.34m x 1.69m	4'4" x 5'6"

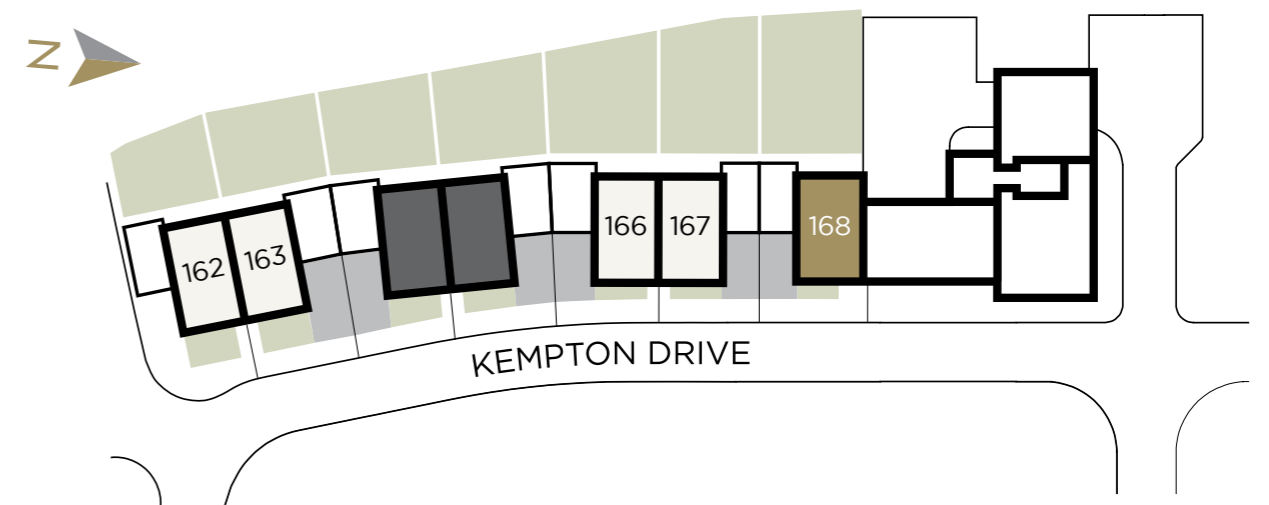
FIRST FLOOR

Living	3.09m x 5.01m	10'1" x 16'5"
Shower WC	2.30m x 2.05m	7'6" x 6'8"
Bedroom 3	2.81m x 2.26m	9'2" x 7'4"
Bedroom 4	2.81m x 2.65m	9'2" x 8'8"
Balcony	1.45m x 2.20m	4'9" x 7'2"

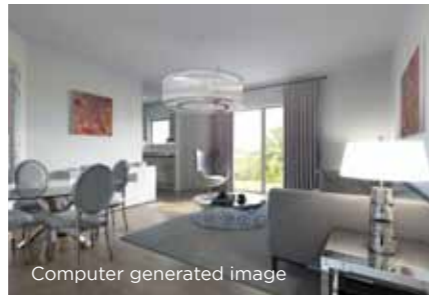
SECOND FLOOR

Bedroom 1	3.09m x 5.01m	10'1" x 16'5"
En - Suite	1.99m x 1.30m	6'6" x 4'3"
Bedroom 2	2.81m x 5.01m	9'2" x 16'5"
Bathroom	2.26m x 1.73m	7'4" x 5'8"

All measurements taken from maximum points where applicable



High SPECIFICATION



KITCHEN

- White paint to kitchen walls
- Regency designer gloss cashmere doors 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
- Gas 5 ring hob with stainless steel chimney hood by Smeg
- Integrated fridge freezer by Smeg
- Integrated washing machine and 5 programme dishwasher by Smeg
- Stainless steel splashback

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
- Fixed or bi-fold bath shower screen with bath and shower mixer by Porcelanosa
- Chrome heated towel rail
- Full height/width mirror
- Shaver socket

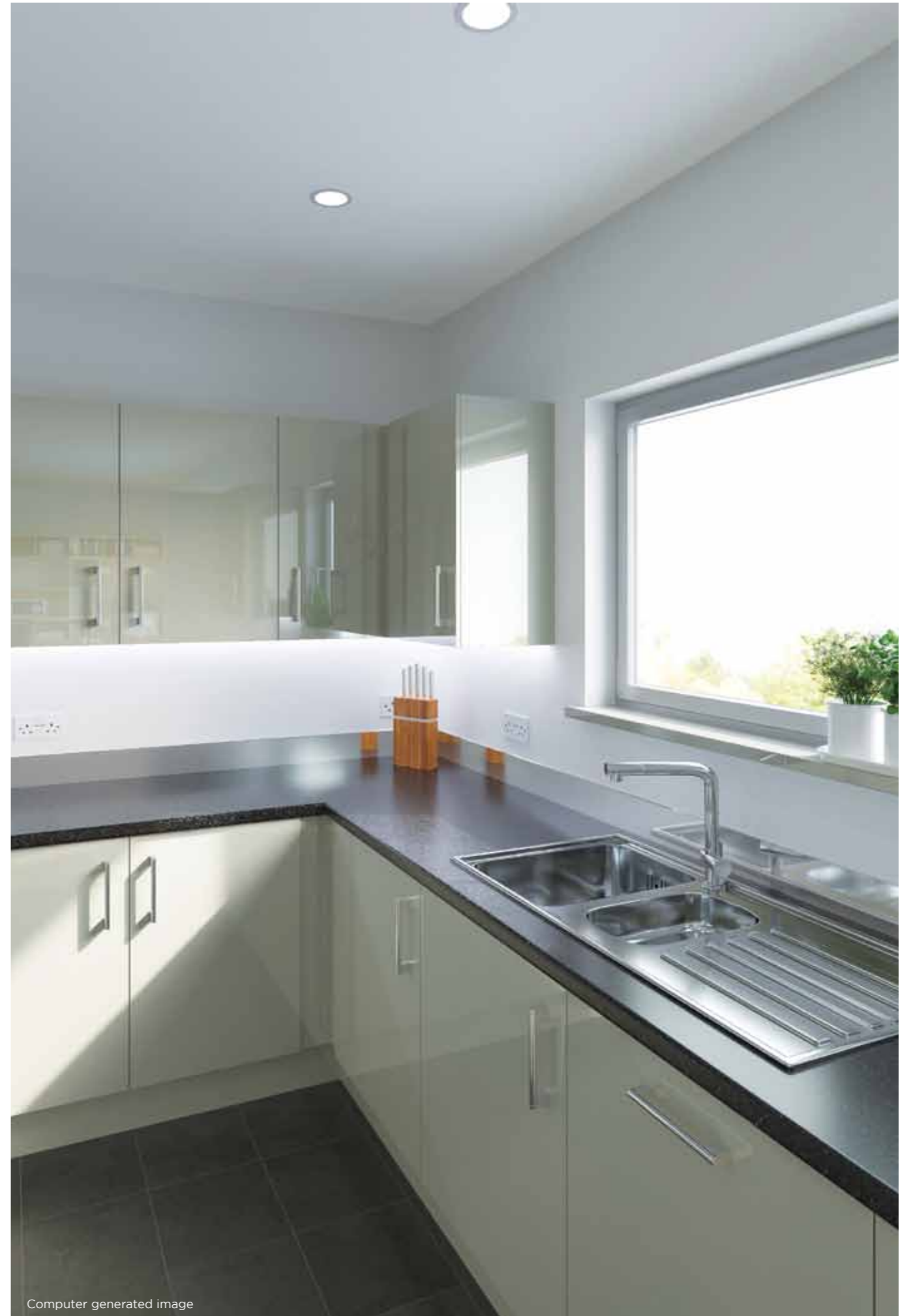
EN - SUITE

- 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
- Balcony to all houses
- Rear garden to all houses

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



Visit
www.portobelloriverside.com

Call
0845 136 0221



Part of Circle Housing

Connells



These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form, or form part of, any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full structural survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Unless otherwise stated, prices and rents are quoted exclusive of Vat.