



WARWICK PLACE

Town centre living in the heart of Kenilworth



PAYNE HOUSE (in memory of Mike Payne)

A brand new exclusive development
of eight high specification, spacious
three bedroom apartments

Welcome to Payne House at Warwick Place

Warwick Place is an exclusive, niche development by local developer **Trengarren Ltd**, based in Leamington Spa.

Eight high specification, spacious apartments. Individually designed to provide well planned internal layouts, all with the unexpected luxury of a study/third bedroom.

This exclusive development is centrally situated, on Warwick Road, providing a great opportunity to enjoy all Kenilworth has to offer.

FEATURES AT A GLANCE:

- Spacious plot sizes
- Exceptional level of finish
- Fully fitted German kitchens
- Integrated AEG appliances
- Karndean flooring
- Elegantly fully tiled bathrooms and en-suites
- Quality high gloss and glass fronted wardrobes
- Patio/balcony to all apartments (except plot 5)
- Onsite parking provided
- Landscaped finishing to external areas
- Chrome fittings and fixtures



These CGIs of the exterior and courtyard of Payne House are indicative only.

Kenilworth is a charming Warwickshire town set within the heart of the Midlands neighbouring Royal Leamington Spa, Warwick and Stratford upon Avon.

As such, it offers the best of both worlds – An excellent transport network including a newly opened Train Station and close proximity to M40, M42 and other motorway connections. Outstanding Educational establishments and lifestyle, as well as being just minutes from beautiful scenery, Nature reserves and open countryside.

A selection of well regarded primary, secondary and independent schools can be found within walking distance of home with all rated good or outstanding by OFSTED. Warwick University Rated in the top 10 Universities in the UK is just over 3 miles from the development.

This historic town has a lot to offer, the beautiful scenery at Kenilworth Castle that dates back to the early 1100's and is free to use by all Kenilworth residents. Abbey Fields, a 68 acre park with a historic lake, a play area, tennis courts and an indoor and outdoor swimming pool, that provides activities for all ages. Kenilworth offers gastronomic riches with a wide variety of bars and restaurants to choose from on your doorstep, including, Michelin Star dining at The Cross. A collection of Independent shops and boutiques as well as a range of sporting facilities Including the Warwickshire Golf and Country Club and Kenilworth Tennis, Squash & Croquet Club.

WHAT'S NEARBY?

Lifestyle

- Waitrose**
(Supermarket)
- The Almanack**
(Gastropub)
- The Cross**
(Michelin Star Restaurant)
- Harringtons on the Hill**
(Cottage restaurant)
- The Queen and Castle**
(Gastropub)
- Loch Fyne**
(Seafood & Grill Restaurant)

Leisure & Sport

- Abbey Fields**
3 min (0.8 miles)
- Crackley Woods Nature Reserve**
7 min (2.1 miles)
- Ryton Pools Country Park**
11 min (6.6 miles)
- Kenilworth Tennis, Squash & Croquet Club**
6 min (1.6 miles)
- Kenilworth Golf Club**
5 min (2.1 miles)
- The Warwickshire Golf and Country Club**
8 min (2.9 miles)
- Chesford Grange Pool & Spa**
5 min (1.9 miles)
- Warwick International School of Riding**
5 min (3.2 miles)
- Stoneleigh Park Equestrian**
8 min (4.1 miles)

Schools

- Kenilworth Primary School**
5 min (1.4 miles)
- Clinton Primary School**
4 min (0.8 miles)
- Priors field Primary School**
4 min (1.6 miles)
- Kenilworth Sixth Form**
3 min (0.9 miles)
- St Augustines R C Primary School**
6 min (1.4 miles)
- Warwick University**
7 min (4.4 miles)
- Crackley Hall School**
6 min (1.6 miles)
- Warwick School**
11 min (4.9 miles)
- Kings High School**
10 min (5.8 miles)
- Arnold Lodge School**
8 min (3.6 miles)

Journey times given are by car.



APARTMENT FLOOR PLANS

APARTMENT 1 (Ground floor)

Key Features:

- Open plan Kitchen/Diner/Lounge
- 2 Bedrooms + 3rd Bedroom/Study
- Main Bathroom
- En-suite to Master Bedroom
- Bi-fold doors to Communal Courtyard
- Allocated car parking

Dimension	Metres	Ft/In
Kitchen/Diner/Lounge	6.0 x 7.6	19'6" x 24'9"
Bedroom 1 (Master)	3.3 x 4.3	10'4" x 14'1"
En-suite	2.1 x 1.5	6'8" x 4'9"
Bedroom 2	2.7 x 3.6	8'8" x 11'8"
Bedroom 3/Study	3.1 x 2.5	10'1" x 8'2"
Bathroom	1.9 x 2.5	6'2" x 6'2"

1003.3
SQ FT



APARTMENT 2 (Ground floor) APARTMENT 4 (First floor) APARTMENT 7 (Second floor)

Key Features:

- Open plan Kitchen/Diner/Lounge
- 2 Bedrooms + 3rd Bedroom/Study
- Main Bathroom
- En-suite to Master Bedroom
- Patio Doors to Communal Garden (Plot 2)
- Bi-fold doors to Balcony (Plots 4 & 7)
- Storage cupboard
- Allocated car parking

Dimension	Metres	Ft/In
Kitchen/Diner/Lounge	6.2 x 5.1	20'3" x 16'7"
Bedroom 1 (Master)	3.0 x 3.9	9'8" x 12'8"
En-suite	1.9 x 2.0	6'4" x 6'5"
Bedroom 2	2.8 x 3.9	9'5" x 12'8"
Bedroom 3/Study	2.9 x 2.3	9'5" x 7'5"
Bathroom	2.0 x 1.8	6'0" x 6'5"

910.2
SQ FT



APARTMENT 3 (First floor) APARTMENT 6 (Second floor)

Key Features:

- Open plan Kitchen/Diner/Lounge
- 2 Bedrooms + 3rd Bedroom/Study
- Main Bathroom with separate bath and shower
- En-suite to Master Bedroom
- Bi-fold doors to Balcony (front and rear)
- Storage cupboard
- Allocated car parking

Dimension	Metres	Ft/In
Kitchen/Diner/Lounge	6.0 x 7.6	19'6" x 24'9"
Bedroom 1 (Master)	3.3 x 4.3	10'4" x 14'1"
En-suite	2.1 x 1.6	6'8" x 5'2"
Bedroom 2	2.7 x 3.6	8'8" x 11'8"
Bedroom 3/Study	2.5 x 2.8	8'2" x 9'1"
Bathroom	2.0 x 2.1	6'5" x 6'8"

1082.1
SQ FT



APARTMENT 5 (Stand alone property)

Key Features:

- Stand alone property with private entrance
- Open plan Kitchen/Diner/Lounge
- 2 Bedrooms + 3rd Bedroom/Study
- Main Bathroom with separate bath and shower
- En-suite to Master Bedroom
- Utility room
- Allocated car parking

Dimension	Metres	Ft/In
Kitchen/Diner/Lounge	6.6 x 4.8	21'6" x 15'7"
Bedroom 1 (Master)	3.2 x 3.3	10'5" x 10'8"
En-Suite	1.4 x 3.3	4'6" x 10'8"
Bedroom 2	3.2 x 3.3	10'5" x 10'8"
Bedroom 3/Study	3.3 x 2.81	10'8" x 9'2"
Bathroom	2.1 x 2.6	6'8" x 8'5"

930
SQ FT



APARTMENT 8 (Penthouse - Third floor)

Key Features:

- Private stairwell from Floor 2
- Open plan Kitchen/Diner/Lounge
- 2 Bedrooms + 3rd Bedroom/Study
- Main Bathroom
- En-suite to Master Bedroom
- Large Balcony to front and back
- Allocated Car Parking

Dimension	Metres	Ft/In
Kitchen/Diner/Lounge	6.3 x 4.1	20'6" x 13'4"
Bedroom 1 (Master)	3.7 x 3.4	12'1" x 11'1"
En-Suite	1.2 x 2.5	3'9" x 8'2"
Bedroom 2	2.19 x 4.3	7'1" x 14'1"
Bedroom 3/Study	3.1 x 1.7	10'1" x 5'5"
Bathroom	1.7 x 2.6	5'5" x 8'5"

980.4
SQ FT



Please note: All dimensions stated are approximate.



SPECIFICATION

Kitchens

- High quality, German, high gloss kitchens featuring inset handles, soft close drawers and doors
- Laminate worktops to Plots 2, 4 & 7
- Granite worktops to Plots 1, 3, 5, 6, & 8
- Stainless steel bowl sink with contemporary stainless steel mixer tap to Plots 2, 4 & 7
- Stainless steel under mounted bowl sink with contemporary stainless steel mixer tap to Plots 1, 3, 5, 6, & 8
- AEG integrated appliances to include stainless steel oven, combination microwave oven/grill, electric hob and glass extractor
- Integrated 50/50 fridge freezer
- Integrated dishwasher
- Drainage provision for washer/dryer

Bathrooms/En-suites

- Contemporary, white ceramic sanitary wear by Twyford
- Chrome taps
- Chrome thermostatically controlled towel radiator (Bathroom/En-suite)
- Contemporary porcelain full height tiling to walls and floor
- Shaver points
- Chrome thermostatically controlled chrome shower
- Chrome shower enclosures with clear glass screens
- Bath with shower over

Internal finishes

- Contemporary faced white internal doors
- Chrome door furniture throughout
- Carpet to all bedrooms
- Karndean flooring in French Grey Oak to Hall, Living and Kitchen areas
- Satin finished white woodwork throughout
- Contemporary painted walls in Cornforth White
- White emulsion ceilings

Wardrobes

- High quality, fully fitted wardrobes with sliding doors finish in bedrooms 1 and 2

Electrical/Lighting

- Low energy led lighting
- White down lighters to all rooms except Hall and Bathrooms
- TV and telephone points to all rooms except Hall and Bathrooms
- White faced switches and sockets throughout (Chrome options available)

Heating, Hot water & Energy efficiency

- Energy efficient gas condensing boiler for heating and hot water system
- Thermostatically controlled radiators to all rooms
- Nuaire air recirculation system to Plots 1, 3, 6 & 8

Security and safety

- Smoke detectors
- Multipoint locking front doors
- Emergency automatic zonal lighting system activated by motion detectors throughout the common areas
- Access to apartments via door entry system

Common Areas

- Tiled entrance hall
- Carpet to communal stairs and landing areas
- Common areas to feature heating throughout

General

- Allocated car parking spaces
- LABC 10 year build warranty
- 2 year customer care warranty
- 'B' rated energy efficiency

External

- Rear communal garden
- Balconies at front and rear of all units (except Plot 5)
- Private garden for Plot 1 plus rear balcony
- External led security and amenity lighting
- Double glazed windows, composite front doors and large fully glazed Bi-Fold doors leading to rear balconies
- Re-charging points for electric vehicles
- Gated access to parking area



Typical interior of Kitchen/Dining/Living area



Typical interior of Master Bedroom



Typical interior of Bathroom



Typical interior of Communal area



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For sales enquiries or to arrange a viewing
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