



S<sup>gk</sup> | PARKHOUSE

Classical Elegance, Contemporary Living

Park House is a unique residence of only eight 1 & 2 bedroom  
apartments including 3 stunning duplex apartments

Restored with care by

SPACE<sup>gk</sup>

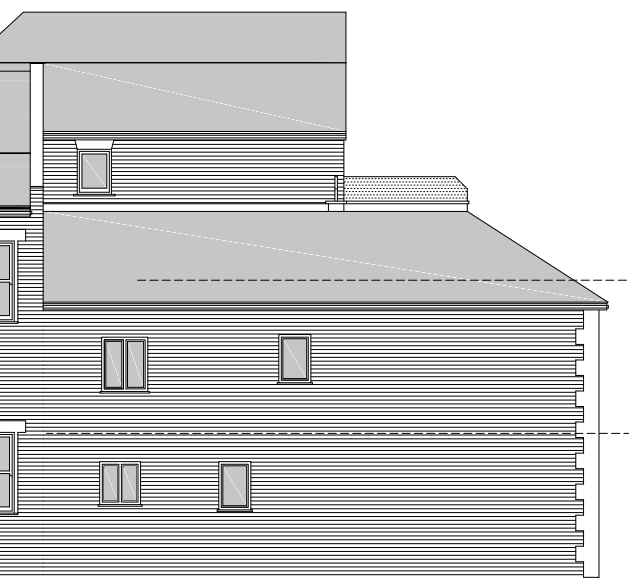
# At the Heart of Leamington Spa



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“The primary design intent for this site was to provide high quality residential **SPACE**<sup>®</sup> whilst restoring the building’s architectural character in an important conservation area.”

Dan Rickett (RIBA), Architect



A new **SPACE<sup>gk</sup>** to call home

# SPACE<sup>gk</sup> to Enjoy

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Park House is a boutique development by a local company, SPACE<sup>gk</sup>, comprising eight contemporary but elegantly appointed one and two bedroom apartments including two duplexes and one rooftop penthouse.

Royal Leamington Spa is located in the heart of England near major transport links and only 20-30 minutes' drive from historical neighbouring towns, cosmopolitan cities and acclaimed universities.

Park House is centrally located in the town and offers a great opportunity to enjoy town centre living minutes from a vibrant shopping centre together with beautiful parks and open spaces.







A first class  
development in a  
first class location





# Classical Elegance Contemporary Living

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At SPACE<sup>gk</sup> we believe that such an important location with high speed transport links to London, Birmingham and easy access to the Midlands deserves an exceptional eye for detail.



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## An elegant way of creating SPACE<sup>gk</sup>

All of our elegant apartments at Park House feature first class German kitchen and bathroom technology.

Luxury carpets to bedrooms and underfloor heating throughout come as standard.

All of these features are combined with energy efficient benefits and the highest level of acoustic sound insulation.

### **Apartments**

Offering a choice of one or two-bedroom accommodation, the apartments are located on the ground and first floors.

### **Duplex Apartments**

Offering two bedroom accommodation, the duplex apartments are located on the first floor with access to the second floor.

### **Penthouse Apartment**

Only one penthouse apartment is available on the first floor with access to a second floor and a private rooftop terrace.



# Sophisticated Modern Interiors







Picture for illustrative purpose only

# Contemporary and Stylish

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## Specification

### Kitchen Technology

Contemporary German kitchens by Rational featuring handle free base and wall units, soft close drawers and doors

Silestone worktop and upstand, stainless steel under mounted bowl sink with contemporary stainless steel mixer tap

Siemens integrated stainless steel fan assisted single electric oven

Siemens integrated microwave

Siemens induction four ring touch control glass hob

Siemens integrated washer/dryer

Siemens integrated fridge freezer

Siemens integrated dishwasher

### Bathroom and En Suite Technology

Contemporary German white ceramic sanitary ware by Duravit

Hansgrohe polished chrome taps and thermostatic shower fittings

Large format contemporary rectangular wall tiles

Large format contemporary rectangular floor tiles

Duravit mirrors and vanity cupboards

Chrome heated towel rail

Shaver point

Low profile shower tray with clear glass screens

### Interior Finishes

Contemporary white faced internal doors

Satin chrome door furniture throughout

Luxury carpet to bedrooms

Engineered flooring to hall, living and kitchen areas

Satin finished white woodwork throughout

Contemporary painted walls with white emulsion ceilings

### Electrical and Lighting

Task lighting beneath wall units in kitchens

A combination of mains voltage and energy efficient LED down lighting throughout

Satin chrome sockets and switches to kitchen and living areas

Lighting to wardrobes and storage cupboards

### Home Entertainment

Multimedia installation to provide terrestrial TV, satellite TV, telephone and data points

### Heating/Hot Water/Energy Efficiency

Energy efficient gas condensing boilers for heating and hot water system

Thermostatically controlled zonal under floor heating throughout, smart phone compatible

Chrome thermostatically heated towel rail to bathroom and en-suite

Built to code for Sustainable Homes Level 3

### Security & Peace of Mind

Access to apartments via audio visual door entry system

Mains supply smoke/heat detectors (with battery backup) to apartments and common areas

Multi point locking entrance door with remote entry control

RIBA Professional Consultant's Certificate buildings warranty

### Common Areas

Tiled entrance lobby

Carpet to communal stairs & landing areas

Large secure basement storage area provided for each apartment

Thermostatically controlled storage heaters in lobby

Automatic zonal 'welcome home' lighting system activated by motion detectors throughout the common areas

### General

Allocated parking space for all two bedroom apartments

Utility space provided in all apartments

Fitted or free-standing wardrobes provided in all apartments

### Penthouse

Large fully glazed bi-folding sliding doors leading to private roof terrace

Separate large utility room

Fitted contemporary wardrobes to the master and second bedrooms



Picture for illustrative purpose only

# Plans Overview

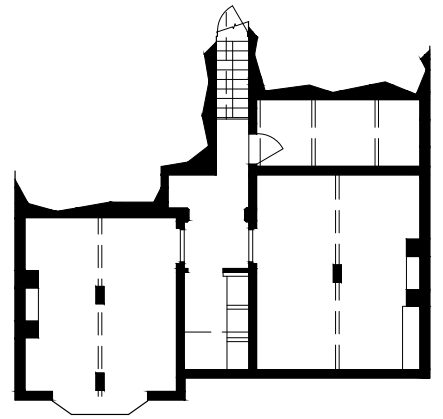




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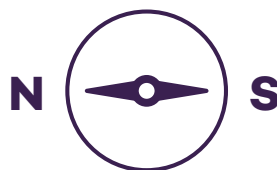
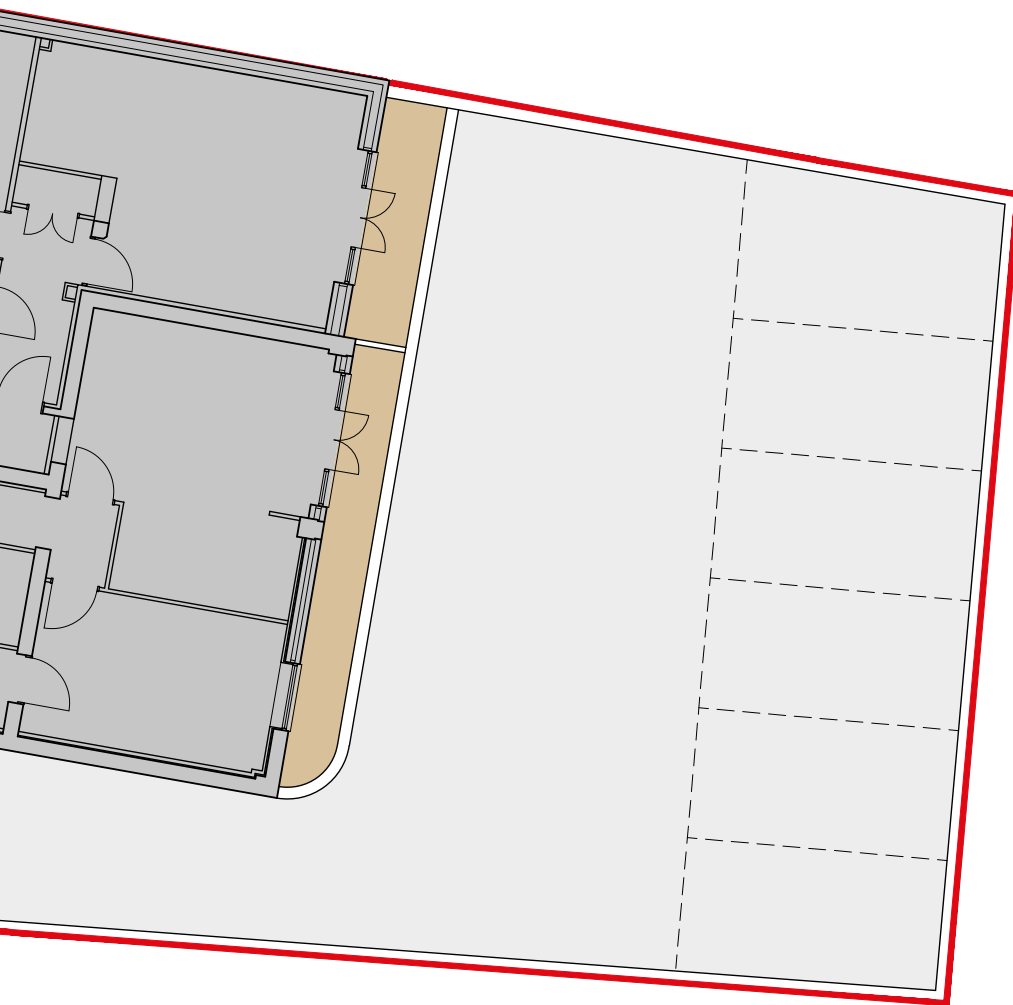
## Basement

### Storage Area

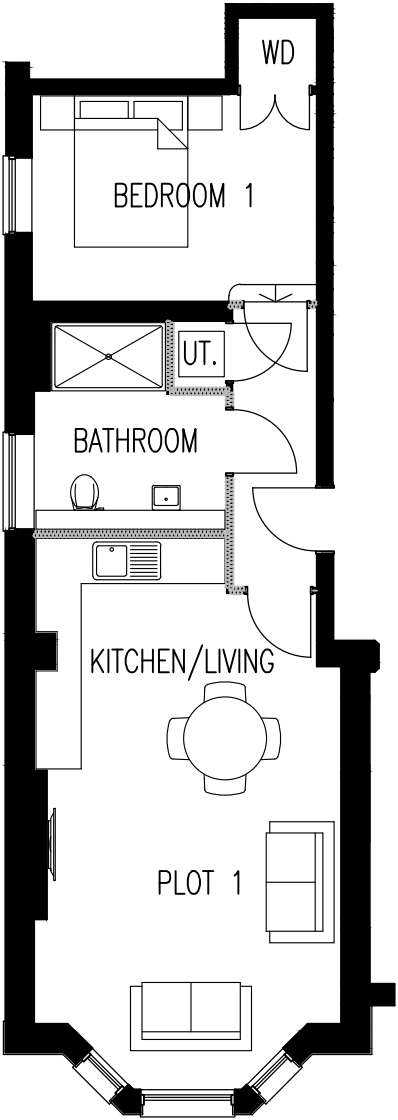


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Each apartment will be allocated, free of charge, an area for storage in the basement via shared access from the entrance hallway.

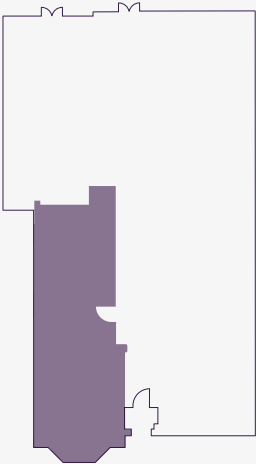


# Floor Plans

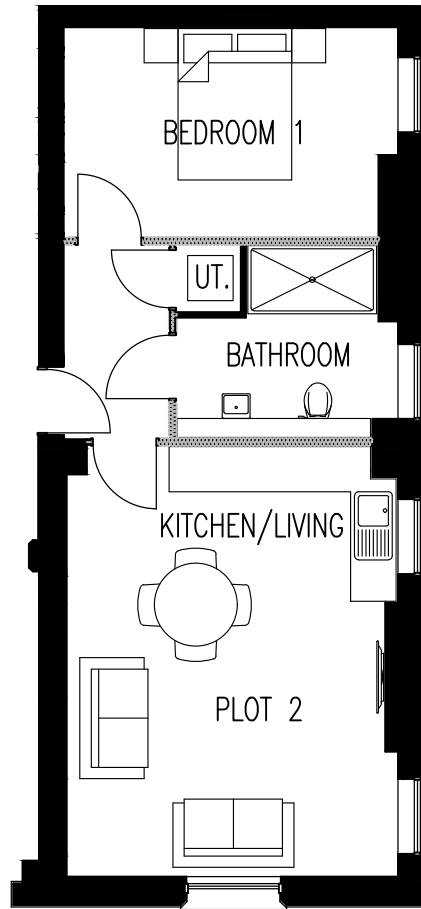


## Plot 1

Room	Size (WxL)
Kitchen / Living	4.06x6.45m / 13'4"x21'2"
Bedroom 1	3.77x2.75m / 12'5"x9"
Total Living Area	50.2m <sup>2</sup> / 540sqft

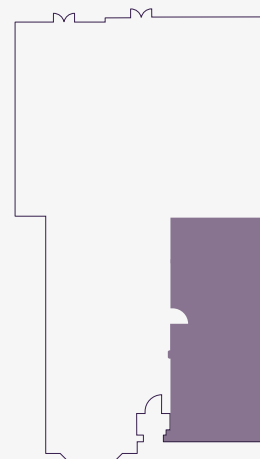


Ground Floor



## Plot 2

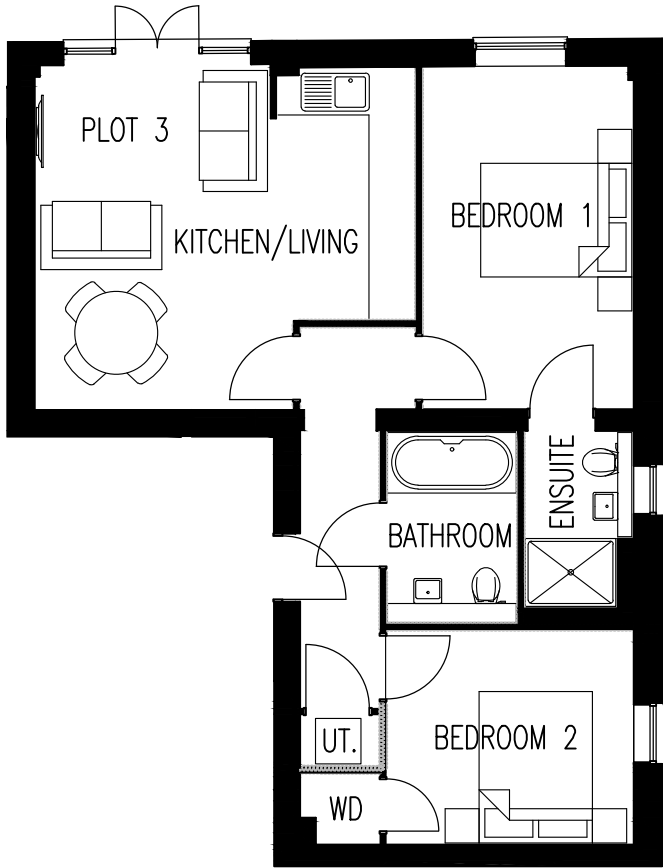
Room	Size (WxL)
Kitchen / Living	4.38x5.71m / 14'5"x18'9"
Bedroom 1	4.41x2.79m / 14'6"x9'2"
Total Living Area	48.2m <sup>2</sup> / 519sqft



Ground Floor

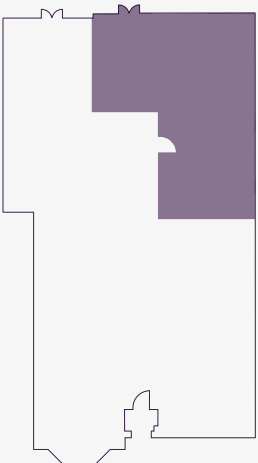


# Floor Plans



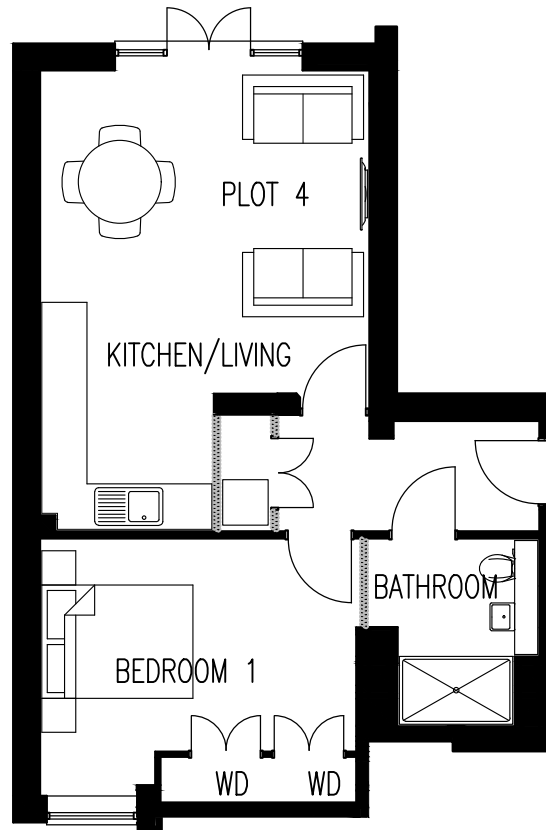
## Plot 3

Room	Size (WxL)
Kitchen / Living	5.05x4.55m / 16'7"x11"
Bedroom 1	2.80x4.53m / 9'3"x14'11"
Bedroom 2	3.28x2.84m / 10'9"x9'4"
Total Living Area	61.0m <sup>2</sup> / 656sqft



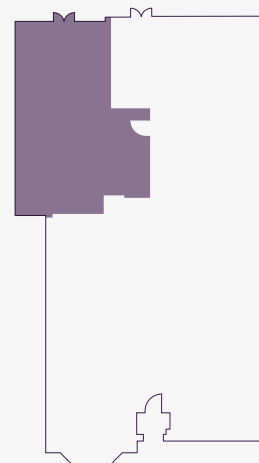
Ground Floor





## Plot 4

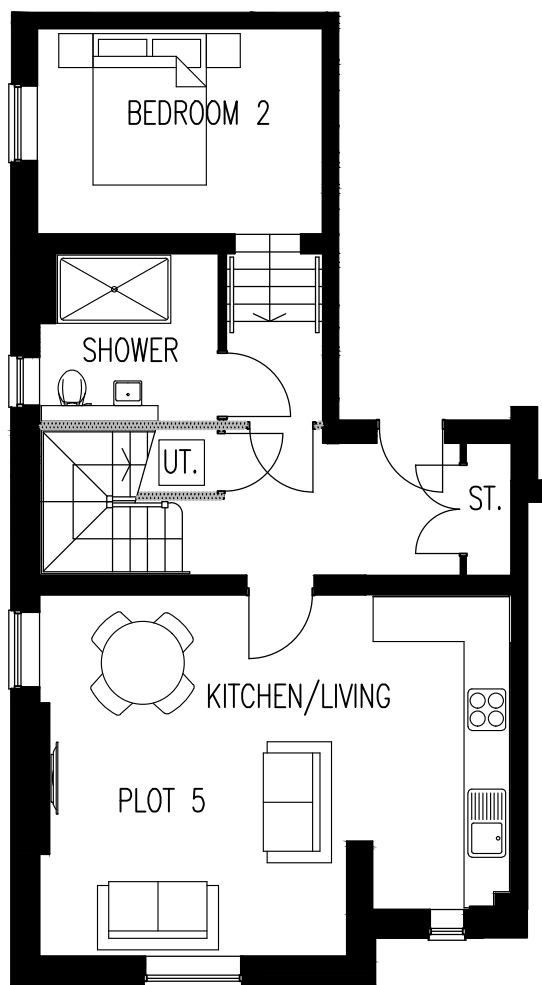
Room	Size (WxL)
Kitchen / Living	4.35x6.09m / 14'4"x20"
Bedroom 1	4.25x3.40m / 13'11"x11'2"
Total Living Area	50.0m <sup>2</sup> / 538sqft



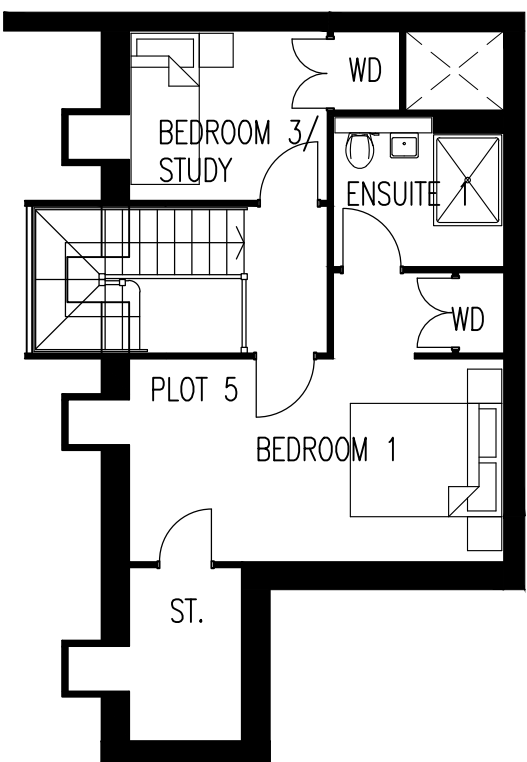
Ground Floor



# Floor Plans



Lower



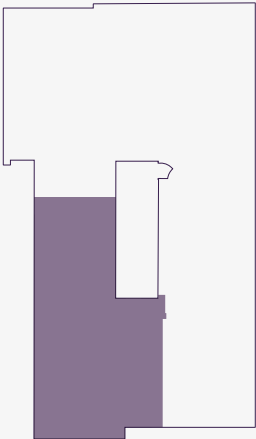
Upper

## Plot 5

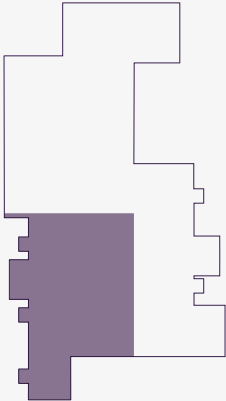
Room	
Kitchen / Living	
Floor 1 Total Living Area	
Bedroom 3	
Floor 2 Total Living Area	
Total Living Area	

## Duplex

Size (WxL)	
6.23x4.78m / 20'6"x15'9"	
61m² / 656sqft	
2.62x2.24m / 8'7"x7'4"	
35m² / 376sqft	
96m² / 1033sqft	

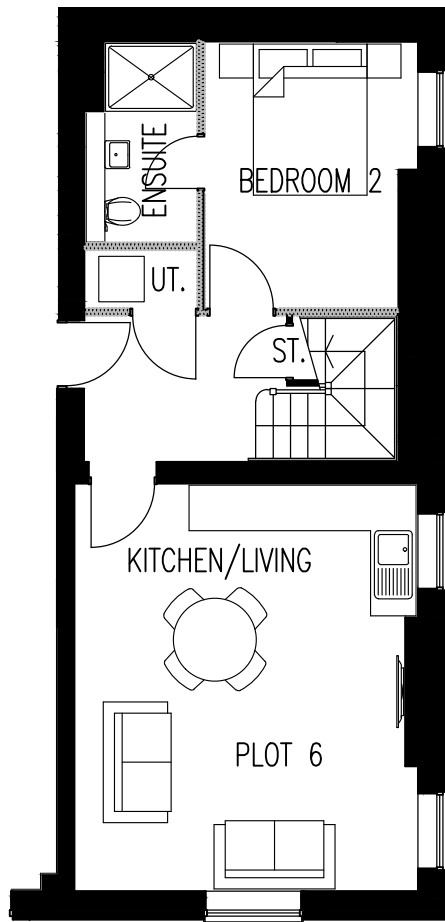


First Floor

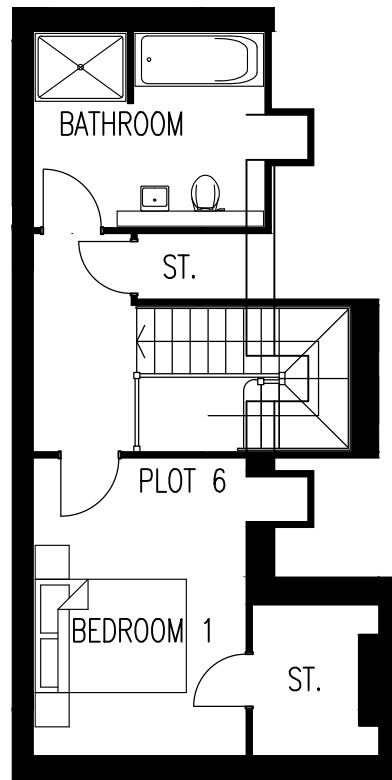


Second Floor





Lower



Upper

## Plot 6

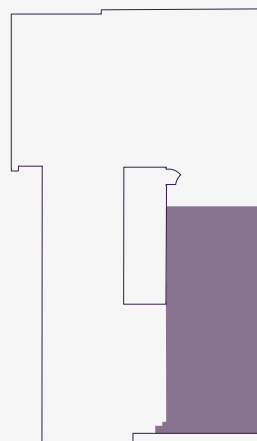
Room  
Kitchen / Living  
Bedroom 2  
Floor 1 Total Living Area

## Duplex

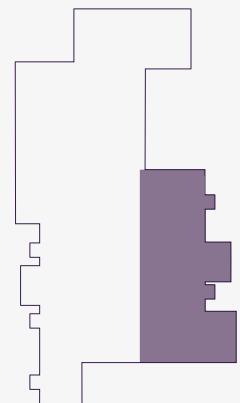
Size (WxL)  
4.54x5.39m / 14'11"x17'8"  
2.83x3.54m / 9'4"x11'8"  
48.8m<sup>2</sup> / 525sqft

Bedroom 1  
Floor 2 Total Living Area  
Total Living Area

2.82x3.94m / 12'11"x9'3"  
28.8m<sup>2</sup> / 310sqft  
77.6m<sup>2</sup> / 835sqft



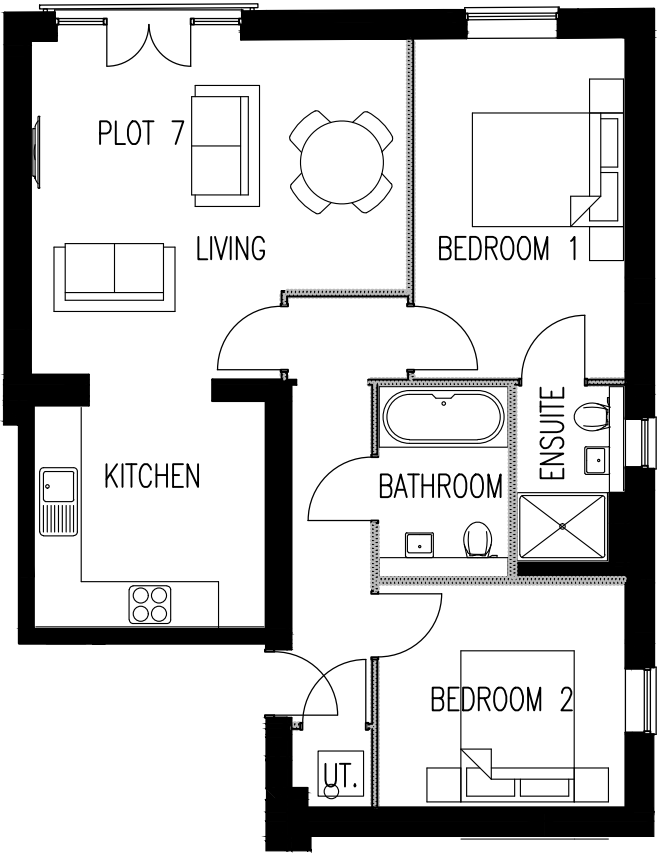
First Floor



Second Floor

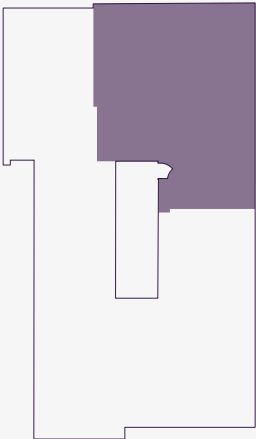


# Floor Plans



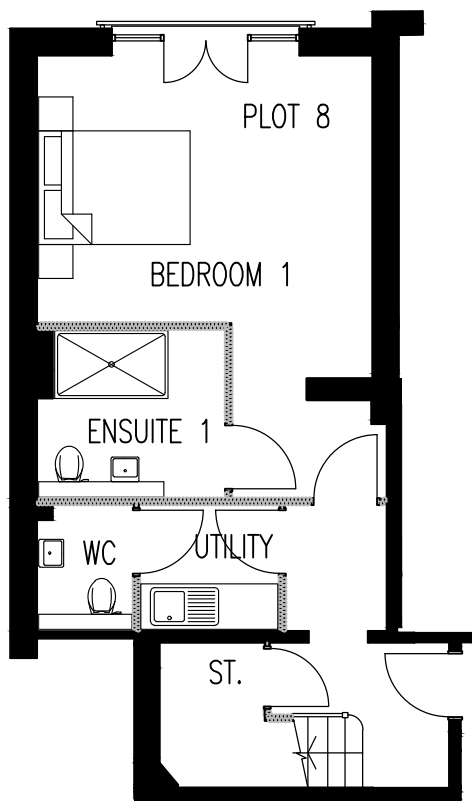
## Plot 7

Room	Size (WxL)
Living	4.98x4.41m / 16'4"x14'6"
Kitchen	3.06x2.95m / 10'1"x9'8"
Bedroom 1	2.80x4.53m / 9'3"x14'11"
Bedroom 2	3.28x2.95m / 10'9"x9'8"
Total Living Area	71.5m <sup>2</sup> / 769sqft

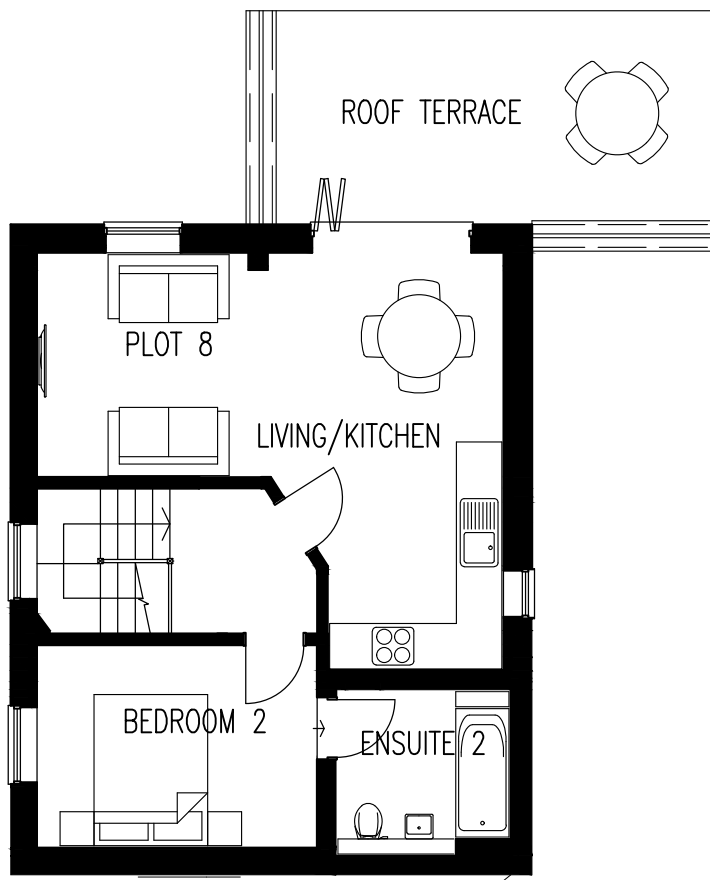


First Floor





Lower



Upper

## Plot 8

### Room

#### Bedroom 1

#### Floor 1 Total Living Area

#### Kitchen / Living

#### Bedroom 2

#### Floor 2 Total Living Area

#### Total Living Area

## Penthouse

### Size (WxL)

4.44x3.54m / 14'7"x11'8"

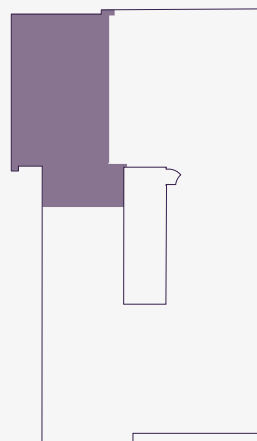
42.0m<sup>2</sup> / 452sqft

6.17x5.52m / 20'3"x18'2"

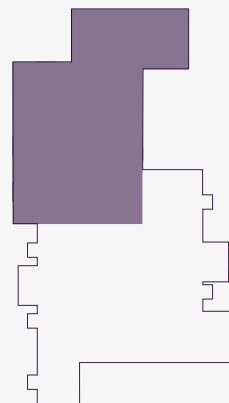
3.70x2.68m / 12'2"x8'10"

45m<sup>2</sup> / 484sqft

87m<sup>2</sup> / 936sqft



First Floor



Second Floor



# Great Location

Park House is located in the heart of Leamington Spa close to all of the amenities the town has to offer, including first-class shopping, international cuisine, beautiful open spaces, a health and fitness centre and indoor swimming pool.



**Postcode:** CV31 3PG

The train station is a short walk from Park House and provides excellent transport links. There are direct train links to many neighbouring towns and cities such as:

**Coventry** – 11 minutes

**Banbury** – 17 minutes

**Birmingham International** – 21 minutes

**Birmingham** – 25 minutes

And **London Marylebone** is only 1 hour and 15 minutes away.

Leamington Spa is also ideally located for road users offering easy access to the M40 for Birmingham/ London and providing feeder access to the larger motorway network (M1, M6, M42 & M5)

Regular buses provide services to Warwick, Stratford Upon Avon and Coventry.

For those looking to enjoy a pleasant bike ride, Leamington Spa is criss-crossed by an extensive network of cycle lanes.

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[www.spacegk.co.uk](http://www.spacegk.co.uk)

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To register your interest please  
email: [enquiries@spacegk.co.uk](mailto:enquiries@spacegk.co.uk)  
or  
call: 01926 881144



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