



VICTORIA
POINT



LOCATION LOCATION LOCATION

Perfectly situated in the heart of Leamington Spa.

Victoria Point is a 5 minute walk from Victoria Park, Leamington Spa train station and Leamington town centre.

Ease doesn't end there, apartments come packaged with everything you need, simply just add furniture.



VICTORIA
POINT



THE KINGS CROSS

2 Bedrooms

Plots 1, 5, 7,
11, 13 & 17

THE NEW CROSS

2 Bedrooms

Plots 3, 4, 9,
10, 15 & 16

THE CHARING CROSS

2 Bedrooms

Plots 2, 6, 8, 12,
14 & 18

THE ALBERT

3 Bedrooms

Plots 20 & 21

THE VICTORIA

3 Bedrooms

Plots 19 & 22

THE KINGS CROSS

Plots 1, 5, 7, 11, 13 & 17



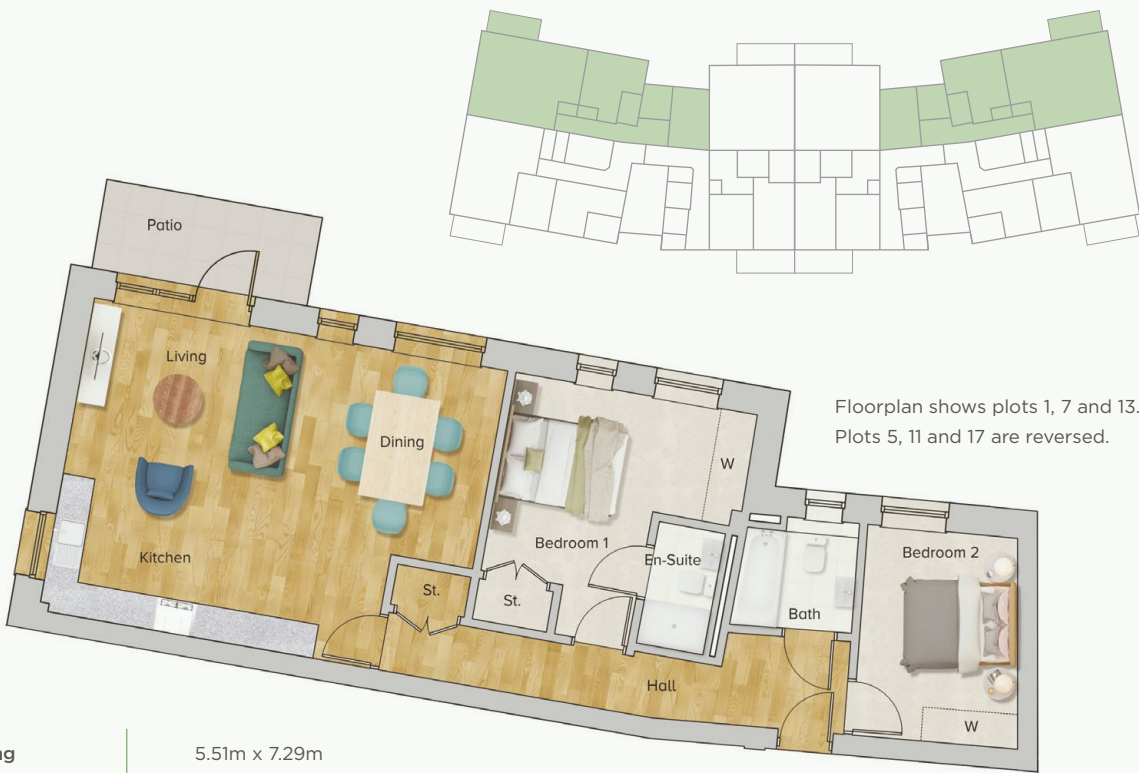
2 bedrooms



900 sq ft



2 parking spaces



Kitchen/Living	5.51m x 7.29m
Bedroom 1	4.43m x 4.32m
Bedroom 2	3.65m x 2.92m
Bathroom	1.95m x 1.97m
Ensuite	2.16m x 1.42m

This 2-bed apartment boasts a spacious open-plan kitchen, dining and living area with access to a glass-fronted balcony and an awesome view of the park.

Two double bedrooms are accessed via the hall, positioned either side of a large family bathroom. The master bedroom features integrated wardrobes and an ensuite shower room.



Level 2: Plots 13, 17

Level 1: Plots 7, 11

Ground floor: Plots 1, 5



THE NEW CROSS

Plots 3, 4, 9, 10, 15 & 16



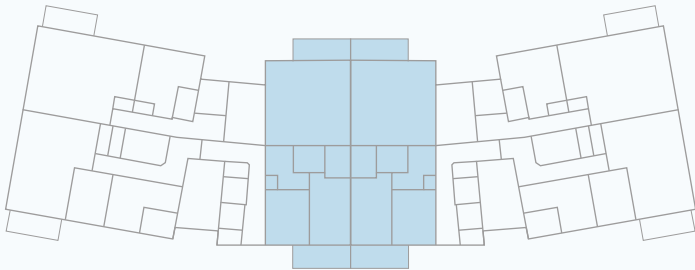
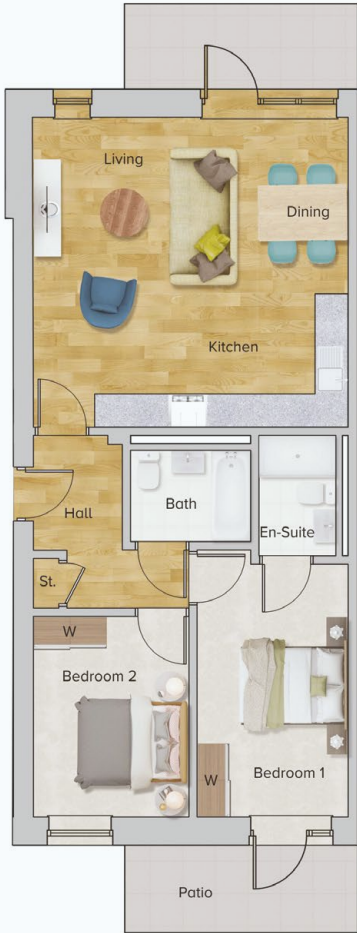
2 bedrooms



779 sq ft



2 parking spaces



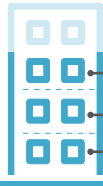
Kitchen/Living	5.54m x 5.57m
Bedroom 1	4.81m x 2.72m
Bedroom 2	3.60m x 2.74m
Bathroom	1.92m x 1.16m
Ensuite	2.16m x 1.60m

Floorplan shows plots 3, 9 and 15.
Plots 4, 10 and 16 are reversed.

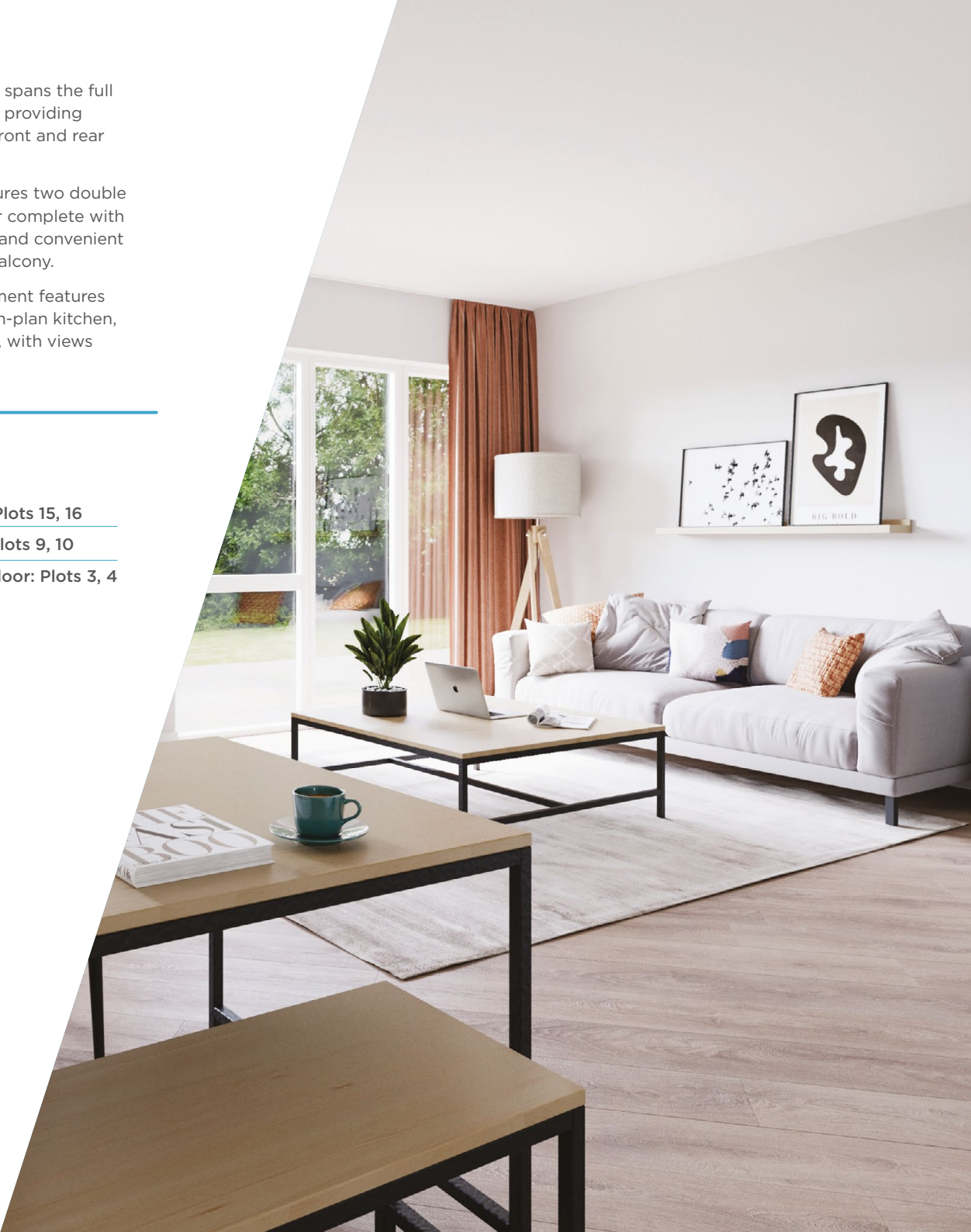
This 2-bed apartment spans the full depth of the building, providing views from both the front and rear of the property.

The front aspect features two double bedrooms, the master complete with ensuite shower room and convenient access to a patio or balcony.

The rear of the apartment features a multifunctional open-plan kitchen, dining and living area, with views over Victoria Park.



- Level 2: Plots 15, 16
- Level 1: Plots 9, 10
- Ground floor: Plots 3, 4



THE CHARING CROSS

Plots 2, 6, 8, 12, 14 & 18



2 bedrooms



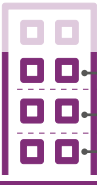
762 sq ft



2 parking spaces

The hall in this wide apartment provides access to two double bedrooms and shared bathroom, the master featuring an ensuite shower room and integrated wardrobes.

There is a handy utility cupboard and washer-dryer en route to the open-plan living and dining area where you'll find a kitchen with integrated appliances and a dedicated dining area, and living space that leads onto a patio where you can sit and watch the world go by.



Level 2: Plots 14, 18

Level 1: Plots 8, 12

Ground floor: Plots 2, 6



Floorplan shows plots 2, 8 and 14.
Plots 6, 12 and 18 are reversed.

Kitchen/Living	6.55m x 5.18/3.95m
Bedroom 1	3.30m x 2.59/4.81m
Bedroom 2	3.30m x 2.64m
Bathroom	1.93m x 3.16m
Ensuite	1.23m x 2.13m



THE ALBERT

Plots 20 & 21



Private access
to Victoria Park



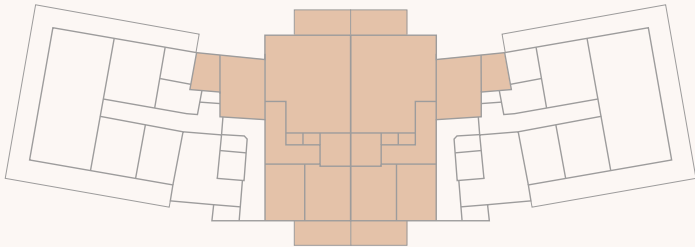
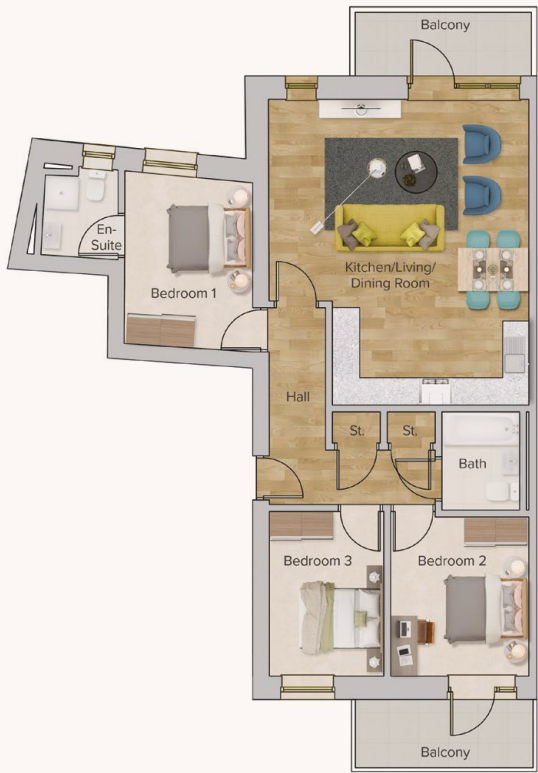
3 bedrooms



931 sq ft



2 parking spaces



Kitchen/Living	6.61m x 6.49m
Bedroom 1	3.64m x 2.74m
Bedroom 2	3.50m x 2.99m
Bedroom 3	3.62m x 2.66m
Bathroom	2.16m x 1.88m
Ensuite	1.61m x 1.96m

Floorplan shows plot 20.
Plot 21 is reversed.

This sophisticated 3-bed penthouse apartment provides a peaceful sanctuary for those with non-stop lifestyles.

The reception area leads to a modern, open-plan kitchen, dining and living space, complete with glass-fronted balcony and stunning landscape views over Victoria Park.

With three double bedrooms, two at the front of the property, and spacious master bedroom with ensuite shower room to the side of the property with stunning views of the park that make you feel like you are part of the landscape.



Level 3: Plots 20 & 21



THE VICTORIA

Plots 19 & 22



Private access
to Victoria Park



3 bedrooms



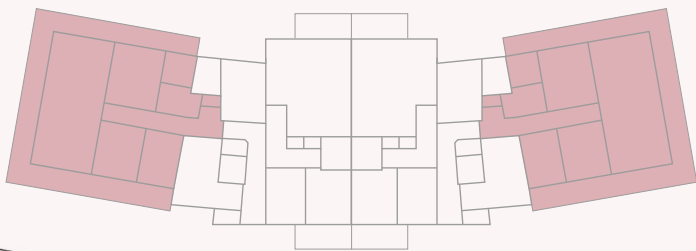
1016 sq ft



2 parking spaces



Floorplan shows plot 19.
Plot 22 is reversed.



Kitchen/Living	4.01m x 8.89m
Bedroom 1	3.56m x 4.00m
Bedroom 2	3.54m x 3.13m
Bedroom 3	3.54m x 2.51m
Bathroom	1.76m x 2.93m
Ensuite	1.94m x 2.05m

One of our most prestigious penthouse apartment offerings, with a complete wrap-around balcony is truly breath-taking. With panoramic views of Victoria Park, you feel part of the park itself. This palatial three bedroom apartment is impressive. Delight family and friends with an almost park-side seat for dinner.

The reception leads to a rear-facing open-plan, light-flooded kitchen, dining and living space. The master bedroom with ensuite also offers direct access to the wrap-around balcony, a spot to take in the views with a coffee early morning or see out a long day with a glass of wine. Two further double bedrooms complete the space.



Level 3: Plots 19 & 22



SPECIFICATION

JUST ADD FURNITURE

KITCHEN

- Professionally designed modern kitchen layouts with Silestone worktops
- Stainless steel sink and drainer with mixer taps
- 2x electric single fan ovens with gas hob and stainless steel extractor hood
- Integrated appliances in the kitchen, including larder, fridge/freezer, dishwasher and washer dryer
- Under cabinet lighting
- Downlighting

BATHROOMS AND ENSUITES

- Vitra bath and white sanitaryware with Vado taps
- Ceramic shower tray with Vado thermostatic shower and fully tiled shower cubicle
- Shower over the bath with screen and full height tiling
- Selection of wall tiling
- Splashback to wash basin
- Heated towel rail to ensuite and bathroom
- Vanity unit*

HEATING AND ELECTRICAL

- Heating/hot water provided by gas fired combination boiler with Myson Compact radiators and thermostatic radiator valves
- TV sockets and telephone points to all principal rooms (Sky dish provided with wiring to apartment, box installed by purchaser, Communal Digital Aerial)
- Cat 5 cabling to lounge
- Chrome sockets and switches throughout

WARDROBES

- Fitted wardrobes to master bedroom with option for additional wardrobes to other rooms

INTERNAL

- Internal Oak Veneer doors
- Chrome finish ironmongery
- White emulsion finish to walls and white emulsion to ceilings
- Satinwood white paint finish to woodwork

GENERAL

- Downlighting to kitchen and hallway
- Flooring throughout*
- Double glazed white/grey UPVC windows throughout with multi-point locking
- Oak Veneer front door to apartment with mortice lock and bolt
- UPVC balcony doors*
- External lights on the balconies
- Front door bell to apartment
- Built to comply with secure by design
- Acoustic glazing/vents*
- Two allocated parking spaces

COMMUNAL

- Intercom - video intercom on main entrance
- Lift
- External light to front and rear main entrance
- Mailbox

*Selected plots only

Specification details are for general guidance only and may be subject for change. For a more detailed specification of your chosen property, please ask the Sales Representative.



IN THE HEART OF

LEAMINGTON SPA



BY RAIL

Warwick	8 min
Solihull	21 min
Birmingham	37 min
London	85 min



BY ROAD

Warwick	3 miles
Solihull	22 miles
Birmingham	30 miles
London	96 miles



A.C.Lloyd Homes Ltd. has a policy of continuous improvement. We reserve the right to alter the layout of the site, house types and specification without prior notice. The details in this brochure are for initial information only and do not form any part of the contract. CGI's are typical of the homes available at Victoria Point. Photographs show local area. July 2020.



HOW TO FIND US



Showhome:
Victoria Point
De Normanville Ave
CV31 3SP



Get in touch with our sales
team by calling **07864 012492** or
email **victoriapoint@acloyd.com**



acloydhomes.com



[acloydhomes](https://www.acloydhomes.com)



A.C.Lloyd are proud to be acknowledged for our contribution to the local economy and community.

We have been building homes in Warwickshire for over 70 years. Our local expertise allows us to design developments that suit the character of the local area, creating communities now and for generations to come.

