



Buckland House

6 CONTEMPORARY APARTMENTS IN AN
ELEGANT VICTORIAN HOUSE

Presented by

Wigwam®

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Royal Leamington Spa



“The heart of England”



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.

The town is characterised by dramatic Regency architecture, delightful gardens and picturesque bridges across the River Leam.

Leamington town centre, has impressive entertainment venues, restaurants and top quality shopping and was recently voted one of the best places to live*

Buckland House is located, minutes from the Railway Station and a short walk to the town centre.

Trains: 70 minutes to London Marylebone, 30 minutes to Birmingham.

* Leamington Spa has been named the '3rd best place to live' by The Times list of 30 Best Place to Live in the UK, 2015.



Buckland House

Buckland House was originally built in the Gothic revival style of mid 1800's.

The building contains six, contemporary, two bedroom apartments.

Completely refurbished, with high specification, modern interiors.

Period feature in some of the apartments include; subterranean wine cellar, Gothic style windows, recessed window shutters, sash windows, fireplaces and a bread oven.

Allocated parking.

Private, outside areas for the Ground Floor and Lower Ground Floor Apartments.



“Originally built in the Gothic revival style of mid 1800's”

Kitchens

Individually designed kitchens by Sheraton,
with soft close doors and drawers

Solid quartz worktops with glass splashbacks
& upstands

Anthracite sinks with chrome Hansgrohe
mixer taps with pull out hand spray

Neff integrated appliances; Single Oven with
slide and hide door, Induction Hob, Hood
Extractor, Washer-Dryer, Dishwasher and
Fridge Freezer

Ceramic floor tiles

Brushed steel LED down lighters & LED work
top and under cupboard lighting

Underfloor heating to some Kitchens

*“Individually
designed kitchens
by Sheraton”*



*“Sanitaryware by
Villeroy & Boch”*

Bathrooms

White sanitaryware by Villeroy & Boch

Hansgrohe Polished chrome fittings &
Thermostatic Showers

Geberit recessed dual flush systems, with wall
hung toilets

Full height tiling & Heated towel rail

LED down lighters

Underfloor heating to most bathrooms and
en-suites

Shaver points

Anti-mist mirrors / sensor controlled bathroom
cabinets in some apartments



Specifications

Electrical, Technology and Media

Low energy, LED down lighters with dimmers in all rooms
Three / Four sockets in each room, at least one USB charger
Lounges and bedrooms have Sky, TV and Telephone Points
Sky Q and Freeview TV installed satellite dish and aerial
All down lights, switches and sockets are finished in brushed steel

Internal Finishes and Features

Custom made, double glazed timber sash windows, with brushed steel ironmongery
Period, four panelled doors with brushed steel handles and locks
Cormar - Home Counties 50oz wool carpets with brushed steel joiners
High skirting boards in the Victorian Rooms
Recessed wooden shutters in the lounge and glass lantern in the Kitchen - Flat 3
Bespoke, Gothic window in Flat 5
LED low level stair lights fitted in all internal stairs
Contemporary light grey walls and brilliant white ceilings, skirting and architraves

Heating

Worcester Bosch A rated Greenstar, gas fired combi boilers for central heating and hot water
Honeywell wireless thermostatic controller
Stylish, minimalistic radiators with Honeywell valves



Security and Safety

10 year CRL Structural Guarantee
BPT Video Entry System, with colour monitors and remote door release from each apartment
Allocated parking area to the rear
Automatic fire curtains to protect evacuation route
Smoke activated roof windows in the Communal Area
10 year Insurance Backed Guarantee for the waterproofing in Flat 1

Environmentally Friendly Features

Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources & sourced locally where available or commercially feasible
'A' rated kitchen appliances with 'B' rated washing machine and dryer
Dual flush toilets
Low energy, LED light fittings with dimmers
Worcester Bosch A rated Greenstar Boilers
All external walls have thermal insulation

Communal Areas

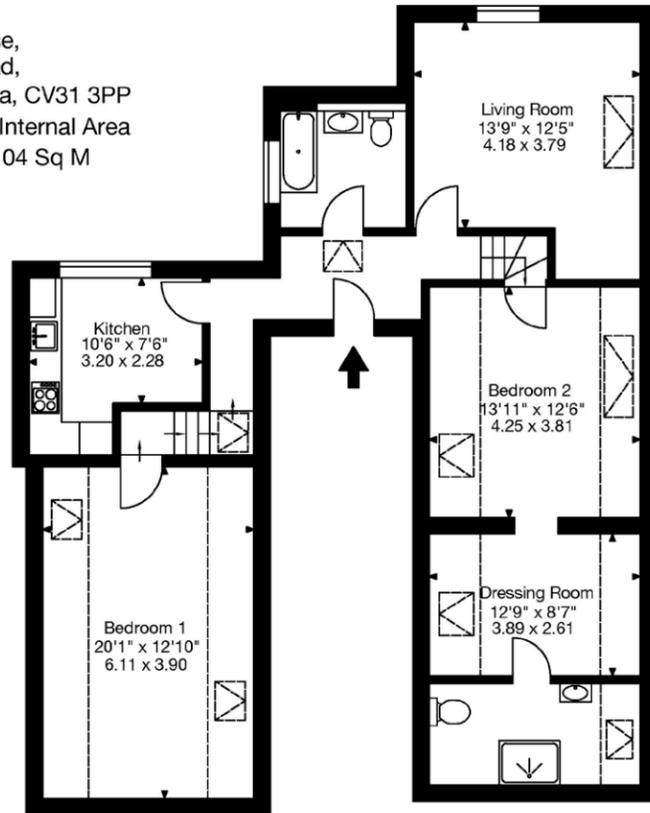
Original entrance door with etched glass panels
Motion detector controlled feature lighting
Original grand staircase, with carved newel posts Carpeted floors and stairs
Keyless entry video entry access panel
Laura Ashley period lighting in the porch
'Dusk to dawn' sensor controlled outdoor LED lighting



The Penthouse

Top floor, split level flat, with two double bedrooms (one with an en-suite and dressing room), Kitchen/Diner, Lounge and family Bathroom.

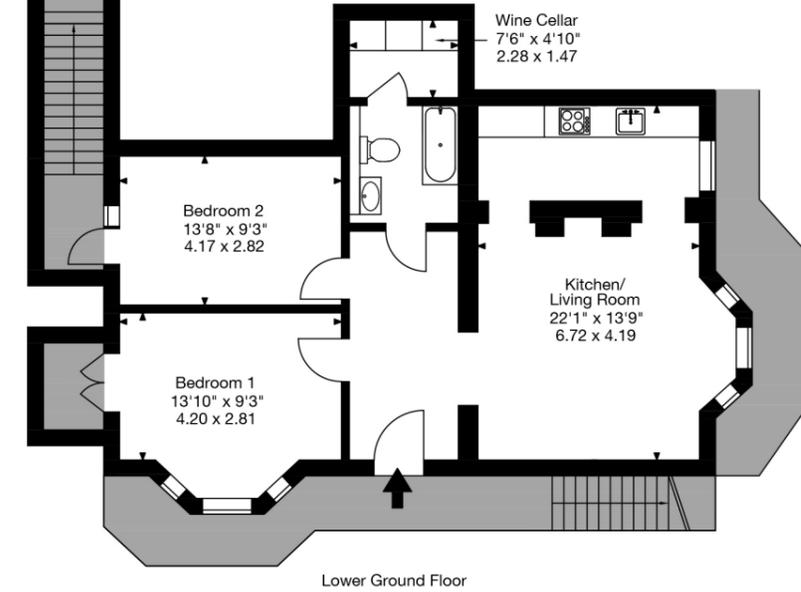
Penthouse,
Buckland House,
35 Avenue Road,
Leamington Spa, CV31 3PP
Approx. Gross Internal Area
1126 Sq Ft - 104 Sq M



Flat 1

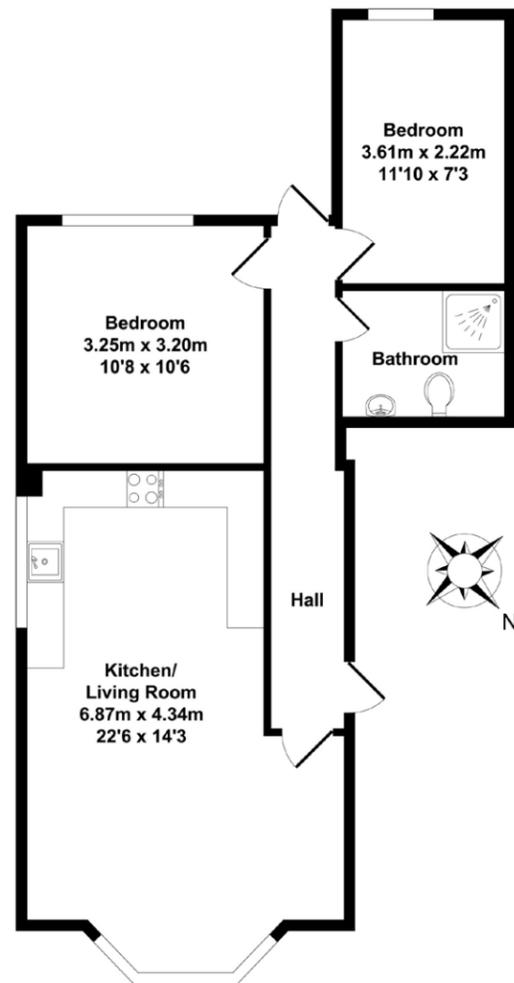
Two double bedrooms with French Doors opening into light wells, double aspect bay windows to Lounge, Diner/Kitchen, Bathroom (with feature wine cellar), separate front entrance and access to private outside space.

Flat 1,
Buckland House, 35 Avenue Road,
Leamington Spa, CV31 3PP
Approx. Gross Internal Area
815 Sq Ft - 75 Sq M



Flat 2

Bay windowed open plan Lounge/ Diner/ Kitchen, two double bedrooms, shower room and rear access to private rear garden.



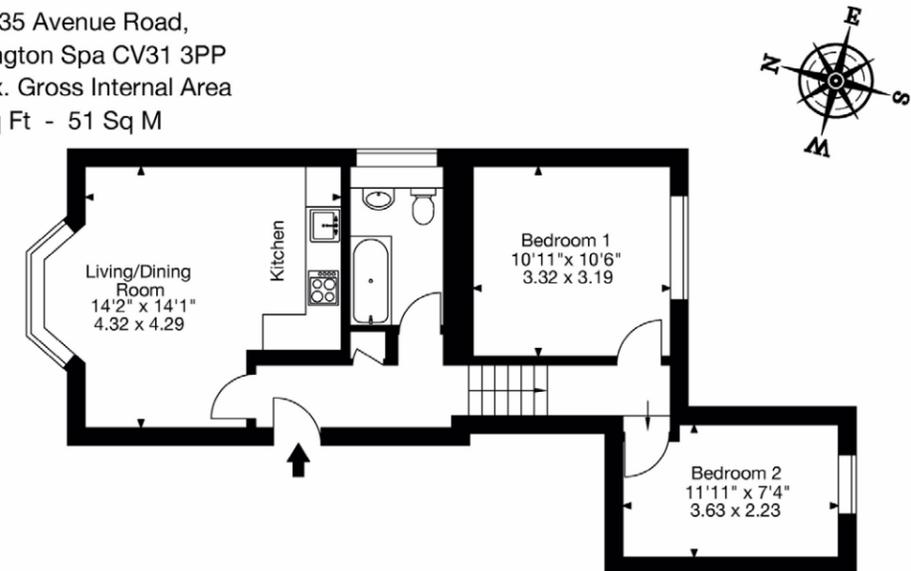
Approx. Floor Area 54.57 Sq.M. (587 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 54.57 Sq.M. (587 Sq.Ft.)

Flat 4

Split level, two double bedroom flat, with bay windowed open plan Lounge/Diner/Kitchen and Bathroom.

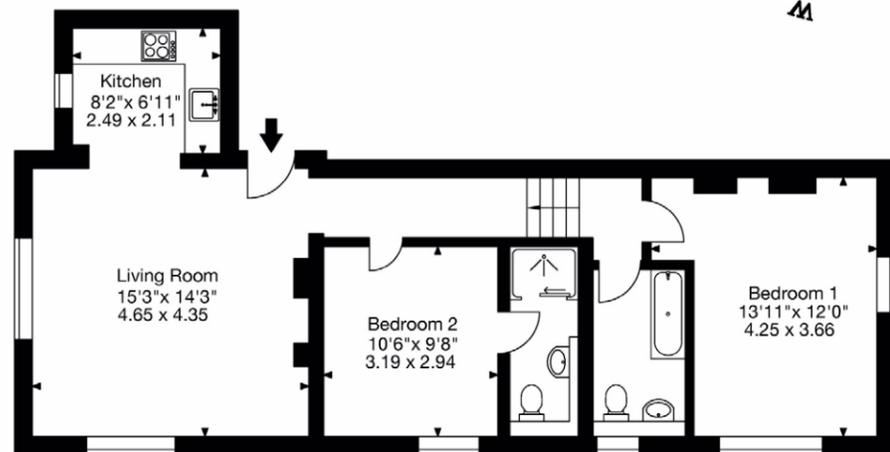
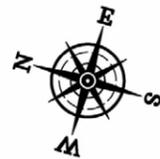
Flat 4, 35 Avenue Road,
Leamington Spa CV31 3PP
Approx. Gross Internal Area
558 Sq Ft - 51 Sq M



Flat 5

Split level flat, with two double bedrooms (one with an en-suite), dual aspect Lounge/Diner, attached Kitchen and family Bathroom.

Flat 5, 35 Avenue Road,
Leamington Spa CV31 3PP
Approx. Gross Internal Area
736 Sq Ft - 68 Sq M



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