



# WARWICK PLACE

Town centre living in the heart of Kenilworth

Independent Developer   Setting New Standards   Innovative Design   Personal Bespoke Service   Treating all Customers as Individuals







A brand new exclusive, Town Centre development of Nine, 3 Bedroom Apartments and Three, 4 Bedroom Houses all with parking in the heart of Kenilworth.

## About the development

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

Nine high specification, spacious 3 bedroom Apartments and Three, 4 Bedroom Houses with garages. Individually designed to provide well planned internal layouts, all with outdoor space. Centrally situated, off a private road from Warwick road, providing a great opportunity to enjoy all Kenilworth has to offer.

Innovatively designed to provide:

- Spacious plot sizes
- Exceptional levels of finish
- Fully fitted German kitchens
- Silestone worktops
- Integrated AEG appliances
- Karndean Flooring
- Elegantly fully tiled bathrooms and en-suites
- Quality high gloss and glass fronted wardrobes
- Patios/Balcony to all apartments
- Low energy lighting & solar panels
- 2 Car Parking spaces per plot
- Landscape finishing to external areas
- Chrome fittings and fixtures
- Gated access





# Specification

## Kitchens

- Contemporary German, high gloss kitchens featuring inset handles and wall units, soft close drawers and doors
- Silestone worktop and up-stand
- Stainless steel under mounted sink with contemporary stainless steel mixer tap
- AEG integrated Appliances – Oven/Combination oven- Microwave/Hob/Extractor
- Integrated 50/50 fridge freezer
- Integrated dishwasher
- Integrated Washer/dryer (apartments)

## Utility room- (Houses)

- Fitted units to match kitchen
- Laminate worktops
- Washing machine space
- Tumble dryer space

## 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 shower
- Chrome shower enclosures with clear glass screens
- Bath tap mixer to bath

## 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 finished in a cashmere coloured glass in bedrooms 1 and 2

## Electrical/ Lighting

- Low energy led lighting
- White downlighters to Kitchen/ living areas and Bathroom/en-suites
- TV/telephone points to all rooms

except bathrooms and utility  
• Chrome switches and sockets throughout

#### **Heating/hot water and energy efficiency**

- Energy efficient Gas Condensing boiler for heating and hot water system
- Unvented tank (houses)
- Thermostatically controlled radiators to all rooms
- Dual zone heating control (houses)

#### **Security and safety**

- Smoke detectors

- Multipoint locking Front and rear doors
- Lockable windows and vents ground floor only
- Burglar alarm
- Emergency Lighting (Apartments)
- Gated Access

#### **Common Areas (apartments)**

- Tiled entrance lobby
- Carpet to communal stairs and landing areas
- Common areas central heating throughout
- Automatic zonal lighting system activated by motion detectors throughout the common areas

- Access to apartments via door entry system

#### **General**

- 2 allocated car parking spaces to each apartment and house
- Garage (houses)
- CRL 10 year build warranty
- 2 year customer care warranty
- B rated energy efficiency
- Houses are free hold
- Apartments are lease hold
- For more information on ground rents and maintenance fees please contact the developer
- Help to buy available on all apartments

#### **External**

- Landscaping scheme at front of all units and common areas
- Rear patio (houses)
- Rear Lawn gardens (houses)
- Outside tap (houses)
- External led Security and amenity lighting
- Double glazed windows, composite front doors and large fully glazed patio doors leading to private gardens, balconies and terraces.



WARWICK PLACE  
kenilworth

# Kenilworth

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.





## Lifestyle

### **Waitrose**

(Supermarket)

### **The Almanack**

(Gastropub)

### **The Cross**

(Michelin Star Restaurant)

### **Harringtons on the Hill**

(Cottage restaurant)

### **The Queen and Castle**

(Gastropub)

### **Marcos**

(New York Italian Restaurant)

### **Loch Fyne**

(Seafood & Grill Restaurant)



## Leisure and Sport

### **Abbey Fields**

3 min (0.8 mile)

### **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 drive 1.4m

### **Clinton Primary School**

4 min drive 0.8m

### **Priors field Primary School**

4 min drive 1.6m

### **Kenilworth Sixth Form**

3 min drive 0.9m

### **St Augustines R C Primary School**

6 min drive 1.4m

### **Warwick University**

7 min drive 4.4m

### **Crackley Hall School**

6 min drive 1.6m

### **Warwick School**

11 min drive 4.9m

### **Kings High School**

10 min drive- 5.8m

### **Arnold Lodge School**

8 min drive- 3.6m

# Our Values

Trengarren Ltd, an independent developer, specializes in the design and construction of high quality, well appointed and carefully designed homes. Attention to detail results in a luxurious, comfortable and efficient living environment.

At Trengarren we take our time to find the right site, whether for new build or Conversion, before applying ourselves to the internal and external design. We insure that our Properties blend effortlessly with their surrounding environment and that living space is maximized to its full potential.

With our forward thinking and modern approach, Trengarren are always seeking new ideas and innovations to incorporate into

our designs. Employing the best architects, designers and builders to achieve the highest standards whilst ensuring that the finished home offers the latest advances for modern day living. Superior products and fittings are the hallmark of our property specifications, combining quality and contemporary design.

We treat all our customers as individuals, spending time with them prior to the move, offering a service tailored to their specific requirements and working hard to ensure that their expectations are fully met and that they are totally happy with all aspects of their new home. Once the move is completed, we offer a unique 2 year customer care warranty plan.

With over 15 years building experience, we have completed a number of projects from

prestigious family homes, stylish townhouses, luxury penthouses, apartments and renovated farmhouse and barns.

## **Our previous local developments include:**

- 20-22, Leam Terrace, Leamington Spa, CV31 1BB - 8 Apartments and 2 Penthouses, created from 2 Victorian villas
- Monarch Close, Rugby, CV21 1NX - 10 detached 5 bedroom family homes
- Windmill Close, Rugby, CV21 4EJ- 15 Detached 4/5 bedroom family homes
- Jardiniere Court, Hillmorton Road, Rugby, CV22 5AR- 5 Townhouses & 9 Apartments

# Apartments 1-2

## Ground Floor



**Apartment 1**  
(Total 1054 sqft)

**Apartment 2**  
(Total 1033 sqft)

APARTMENT 1	Sqm	Sqft	APARTMENT 2	Sqm	Sqft
Hall	6.3 x 1.1	20'6" x 3'6"	Hall	6.4 x 1.2	20'9" x 3'9"
Main Bathroom	1.8 x 1.9	5'9" x 6'2"	Main Bathroom	2.4 x 1.9	7'8" x 6'2"
Bedroom 1	3.3 x 4.2	10'8" x 13'7"	Bedroom 1	3.8 x 3.4	12'4" x 11'1"
En-suite	2.2 x 1.8	7'2" x 5'9"	En-suite	3.5 x 1.9	11'4" x 6'2"
Bedroom 2	2.9 x 4.3	9'5" x 14'1"	Bedroom 2	3.8 x 2.8	12'4" x 9'1"
Bedroom 3	2.8 x 4.2	9'1" x 13'7"	Bedroom 3	3.8 x 2.6	12'4" x 8'5"
Kitchen/Dining	4.6 x 4.2	13'9" x 13'7"	Kitchen/Dining	4.2 x 4.6	13'7" x 15'
Lounge	5.5 x 4	18' x 13'1"	Lounge	5.4 x 4.6	17'7" x 15'



# Apartments 3-4

## First Floor



**Apartment 3**  
(Total 1097sqft)

**Apartment 4**  
(Total 1076 sqft)

**APARTMENT 3**

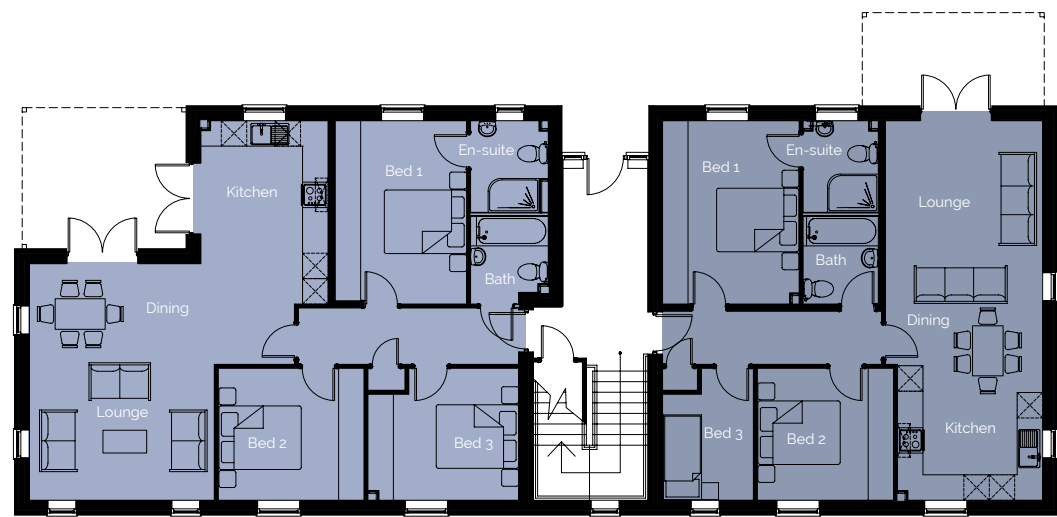
	Sqm	Sqft
Hall	7.1 x 1.2	23'2" x 3'9"
Main Bathroom	2 x 2	6'5" x 6'5"
Bedroom 1	3.9 x 4.2	12'7" x 13'7"
En-suite	2 x 2.2	6'5" x 7'2"
Bedroom 2	4.3 x 2.9	14'1" x 9'5"
Bedroom 3	4.3 x 2.8	14'1" x 9'1"
Kitchen/Dining	5.1 x 4.2	16'7" x 13'7"
Lounge	5.5 x 4	18' x 13'1"

**APARTMENT 4**

	Sqm	Sqft
Hall	6.4 x 1.2	20'9" x 3'9"
Main Bathroom	2.4 x 2.1	7'8" x 6'8"
Bedroom 1	3.8 x 3.4	12'4" x 11'1"
En-suite	3.5 x 1.9	11'4" x 6'2"
Bedroom 2	3.1 x 4.7	10'1" x 15'4"
Bedroom 3	3.8 x 2.8	12'4" x 9'1"
Kitchen/Dining	4.7 x 4.6	15'4" x 15'
Lounge	5.4 x 4.6	17'7" x 15'

# Apartments 5-6

## Ground Floor



**Apartment 5**  
 (Total 970 sqft)

**Apartment 6**  
 (Total 871 sqft)

APARTMENT 5	Sqm	Sqft	APARTMENT6	Sqm	Sqft
Hall	5.3 x 1.3	17'3" x 4'2"	Hall	5.2 x 1.2	17' x 3'9"
Main Bathroom	1.8 x 1.8	5'9" x 5'9"	Main Bathroom	2.1 x 1.8	6'8" x 5'9"
Bedroom 1	3.1 x 4.3	10'1" x 14'1"	Bedroom 1	3.2 x 4.3	10'4" x 14'1"
En-suite	2.2 x 1.8	7'2" x 5'9"	En-suite	2.2 x 1.8	7'2" x 5'9"
Bedroom 2	3.4 x 3.1	11'1" x 10'1"	Bedroom 2	3.2 x 3.1	10'4" x 10'1"
Bedroom 3	3.3 x 3.1	10'8" x 10'1"	Bedroom 3	3.1 x 2.1	10'1" x 6'8"
Kitchen	5.7 x 3	18'7" x 9'8"	Kitchen/Dining/Lounge	3.7 x 9	12'1" x 29'5"
Dining/Lounge	5.6 x 4.4	18'3" x 14'4"			

# Apartments 7-8

## First Floor



### APARTMENT 7

Hall  
Main Bathroom  
Bedroom 1  
En-suite  
Bedroom 2  
Bedroom 3  
Kitchen  
Dining/Lounge

### Sqm

5.2 x 1.2  
2.1 x 1.8  
4.3 x 3.1  
2.2 x 1.8  
3.3 x 3.4  
3.3 x 3.5  
5.7 x 3  
5.6 x 4.4

### Sqft

17' x 3'9"  
6'8" x 5'9"  
14'1" x 10'1"  
7'2" x 5'9"  
10'8" x 11'1"  
10'8" x 11'4"  
18'7" x 9'8"  
18'3" x 14'4"

### APARTMENT 8

Hall  
Main Bathroom  
Bedroom 1  
En-suite  
Bedroom 2  
Bedroom 3  
Kitchen  
Lounge

### Sqm

4.9 x 1.2  
2.1 x 1.9  
4.1 x 4.4  
2.2 x 1.9  
3.3 x 3.2  
3.2 x 2.1  
4.6 x 3.4  
4.9 x 4.3

### Sqft

16' x 3'9"  
6'8" x 6'2"  
13'4" x 14'4"  
7'2" x 6'2"  
10'8" x 10'4"  
10'4" x 6'8"  
15' x 11'1"  
16' x 14'1"



# Apartment 9

Second Floor

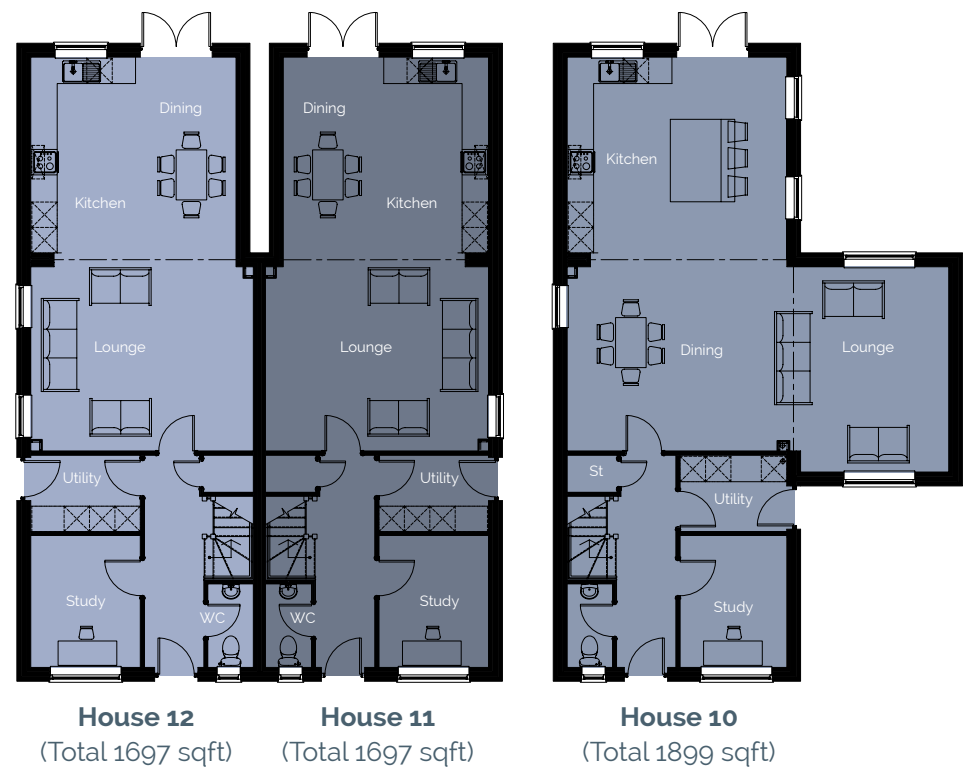


**Apartment 9**  
(Total 1036 sqft)

APARTMENT 9	Sqm	Sqft
Hall	5.3 x 1.2	17'3" x 3'9"
Main Bathroom	2.5 x 2.5	8'2" x 8'2"
Bedroom 1	4 x 2.9	13'1" x 9'5"
En-suite	3 x 1.1	9'8" x 3'6"
Bedroom 2	3.1 x 4.3	10'1" x 14'1"
Bedroom 3	3.4 x 3.2	11'1" x 10'4"
Kitchen	2.8 x 3.2	9'1" x 10'4"
Dining/Lounge	6.2 x 5.6	20'3" x 18'3"

# Houses 10-12

## Ground Floor



### HOUSE 10

Sqm

Sqft

Hall  
W.C  
Study  
Utility  
Kitchen/Diner  
Lounge

5 × 1.4  
1.9 × 1  
2.5 × 3.1  
1.8 × 2.5  
5.2 × 9.3  
4.8 × 3.8

16'4" × 4'5"  
6'2" × 3'2"  
8'2" × 10'1"  
5'9" × 8'2"  
17' × 30'5"  
15'7" × 12' 4"

### HOUSE 11

Sqm

Sqft

Hall  
W.C  
Study  
Utility  
Kitchen/Dining/Living area

5 × 1.4  
1.9 × 1  
2.5 × 3.1  
1.8 × 2.5  
5.2 × 9.3

16'4" × 4'5"  
6'2" × 3'2"  
8'2" × 10'1"  
5'9" × 8'2"  
17' × 30'5"

### HOUSE 12

Sqm

Sqft

Hall  
W.C  
Study  
Utility  
Kitchen/Dining/Living area

5 × 1.4  
1.9 × 1  
2.5 × 3.1  
2.5 × 1.8  
5.2 × 9.3

16'4" × 4'5"  
6'2" × 3'2"  
8'2" × 10'1"  
8'2" × 5'9"  
17' × 30'5"

# Houses 10-12

## First Floor



HOUSE 10	Sqm	Sqft	HOUSE 11	Sqm	Sqft	HOUSE 12	Sqm	Sqft
Bedroom 1	5.1 x 4.1	16' 7" x 13' 4"	Bedroom 1	5.1 x 4	16' 7" x 13' 1"	Bedroom 1	4 x 5.2	13' 1" x 17'
En-suite	2.9 x 1.4	9' 5" x 4' 5"	En-suite	2.9 x 1.4	9' 5" x 4' 5"	En-suite	2.9 x 1.4	9' 5" x 4' 5"
Bedroom 2	2.9 x 3.3	9' 5" x 10' 8"	Bedroom 2	2.9 x 3.8	9' 5" x 12' 4"	Bedroom 2	3.8 x 2.9	12' 4" x 9' 5"
Main Bathroom	1.9 x 2.2	6' 2" x 7' 2"	Main Bathroom	2.2 x 1.9	7' 2" x 6' 2"	Main Bathroom	2.2 x 1.9	7' 2" x 6' 2"



# Houses 10-12

## Second Floor



### HOUSE 10

Bedroom 3  
Shower Room  
Bedroom 4

Sqm

3.8 x 3.2  
2.2 x 2.2  
3.4 x 2.9

Sqft

12'4" x 10'4"  
7'2" x 7'2"  
11'1" x 9'5"

### HOUSE 11

Bedroom 3  
Shower Room  
Bedroom 4

Sqm

3.9 x 3.2  
2.2 x 2.2  
2.9 x 3.4

Sqft

12'7" x 10'4"  
7'2" x 7'2"  
9'5" x 11'1"

### HOUSE 12

Bedroom 3  
Shower Room  
Bedroom 4

Sqm

3.2 x 3.9  
2.1 x 2.2  
2.9 x 3.4

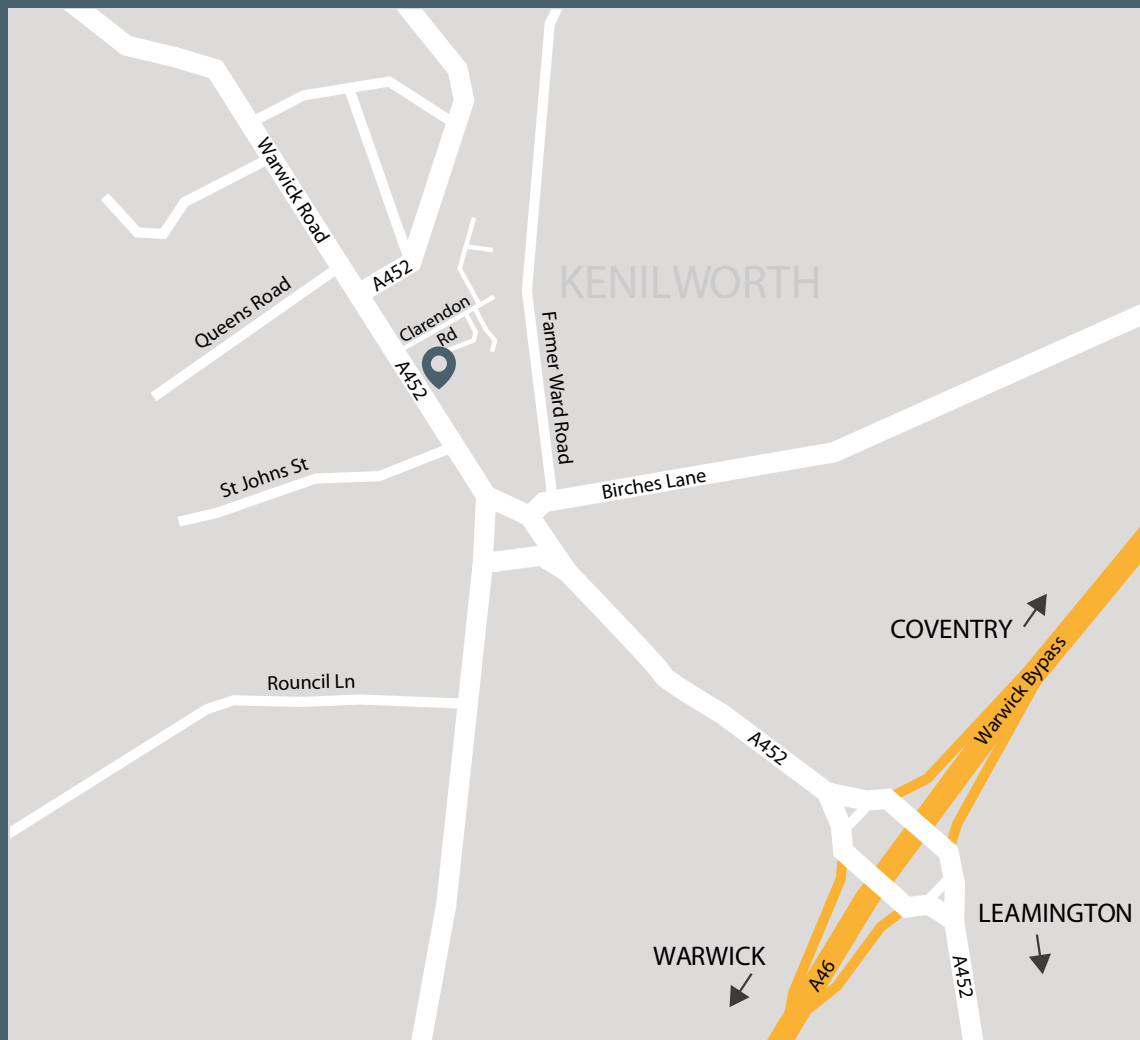
Sqft

10'4" x 12'7"  
6'8" x 7'2"  
9'5" x 11'1"



## Warwick Place - Payne House

A modern collection of seven stylish, 3 bedroom apartments and a luxury glass fronted penthouse. These homes are set across a beautifully designed building situated on Warwick road complemented by private balconies and terraces, an internal landscaped courtyard, off road parking and a superior specification



## WARWICK PLACE kenilworth

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**ehB**  
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