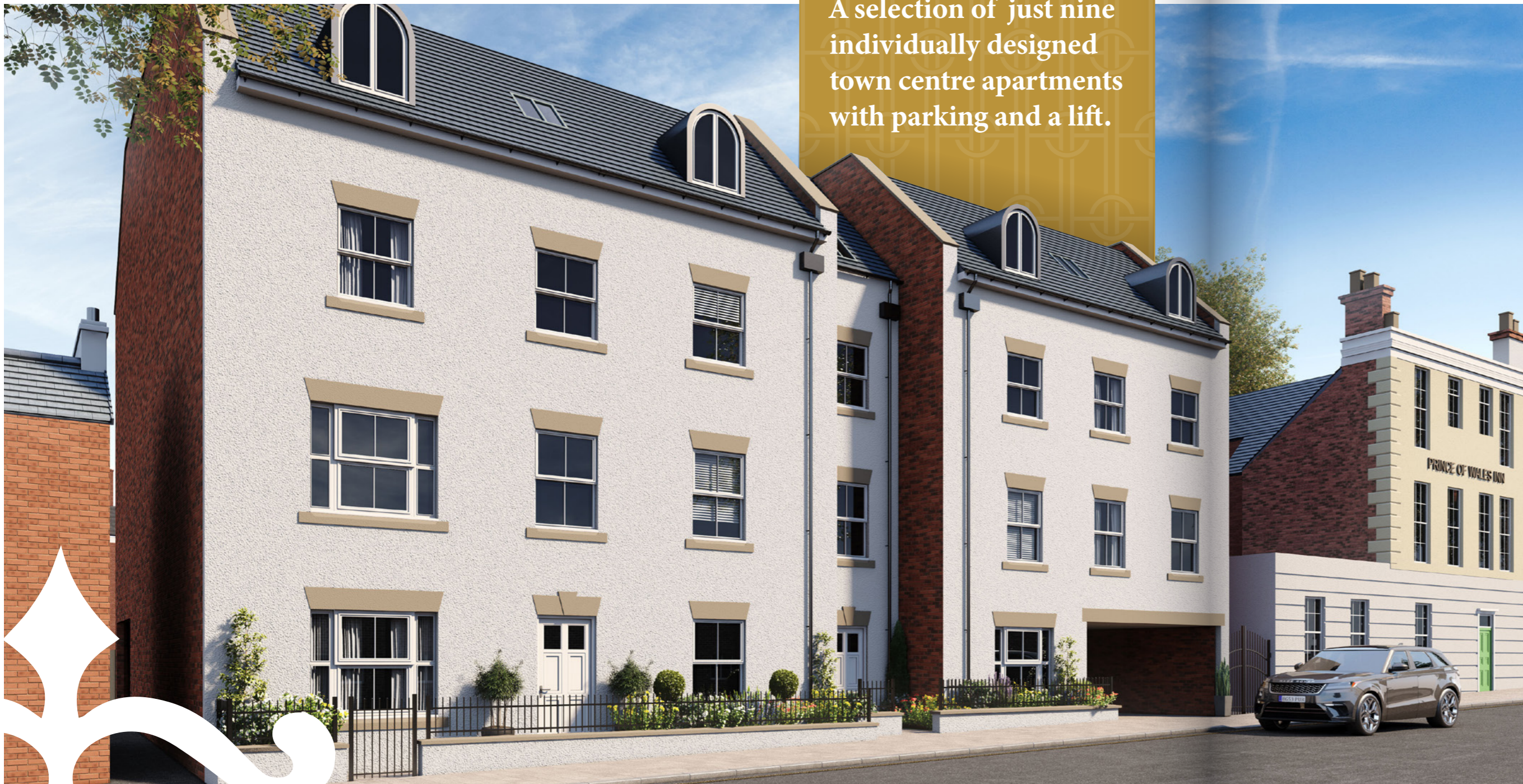




HANOVER HOUSE

- LEAMINGTON SPA -



A selection of just nine
individually designed
town centre apartments
with parking and a lift.



Welcome to HANOVER HOUSE



Hanover House is
an exclusive new
development by
award winning
company Oakfield
Developments.

Consisting of of nine high
specification one, two, and
three bedroom apartments,
all individually designed to
provide spacious internal
layouts, 4 of which with
outdoor space and all with
off street parking.

Leamington Spa

DISCOVER THE AREA

Royal Leamington Spa is located in the heart of England.

Originally famed for its “healing water” today it is better known for its stunning regency architecture, chic bars, superb restaurants and magnificent parks and gardens. It offers a dynamic mix of history and cosmopolitan lifestyle.

Wide boulevards, stunning Regency architecture and award winning parks provide a sophisticated background to this beautiful town. Often described as ‘the best bits of London, all in a ten minute walk’.

Leamington Spa, true to its heritage, offers an unrivalled selection of places to drink, dine and shop. From chic bars and brasseries to traditional tea rooms, stylish restaurants and a diverse range of independent retailers nestled between some of the most desirable high street brands.

Centrally situated in an enviable Leamington Spa location providing a great opportunity to enjoy all Leamington Spa has to offer along with the convenience of quick access to the commuter networks.



We are an award-winning family business specialising in residential development across the Midlands.

We are experts in all types of construction through our partner company C.J. Furey Construction.

Oakfield Developments was formed in December 2001 as a residential arm of C.J Furey Construction – a long-established and highly successful civil engineering and commercial building company, with many high-profile projects to its name.

More than forty years’ experience in the construction industry has enabled C.J Furey Construction and Oakfield Developments, to understand and anticipate the needs of its clients and homeowners putting them at the heart of everything we do.



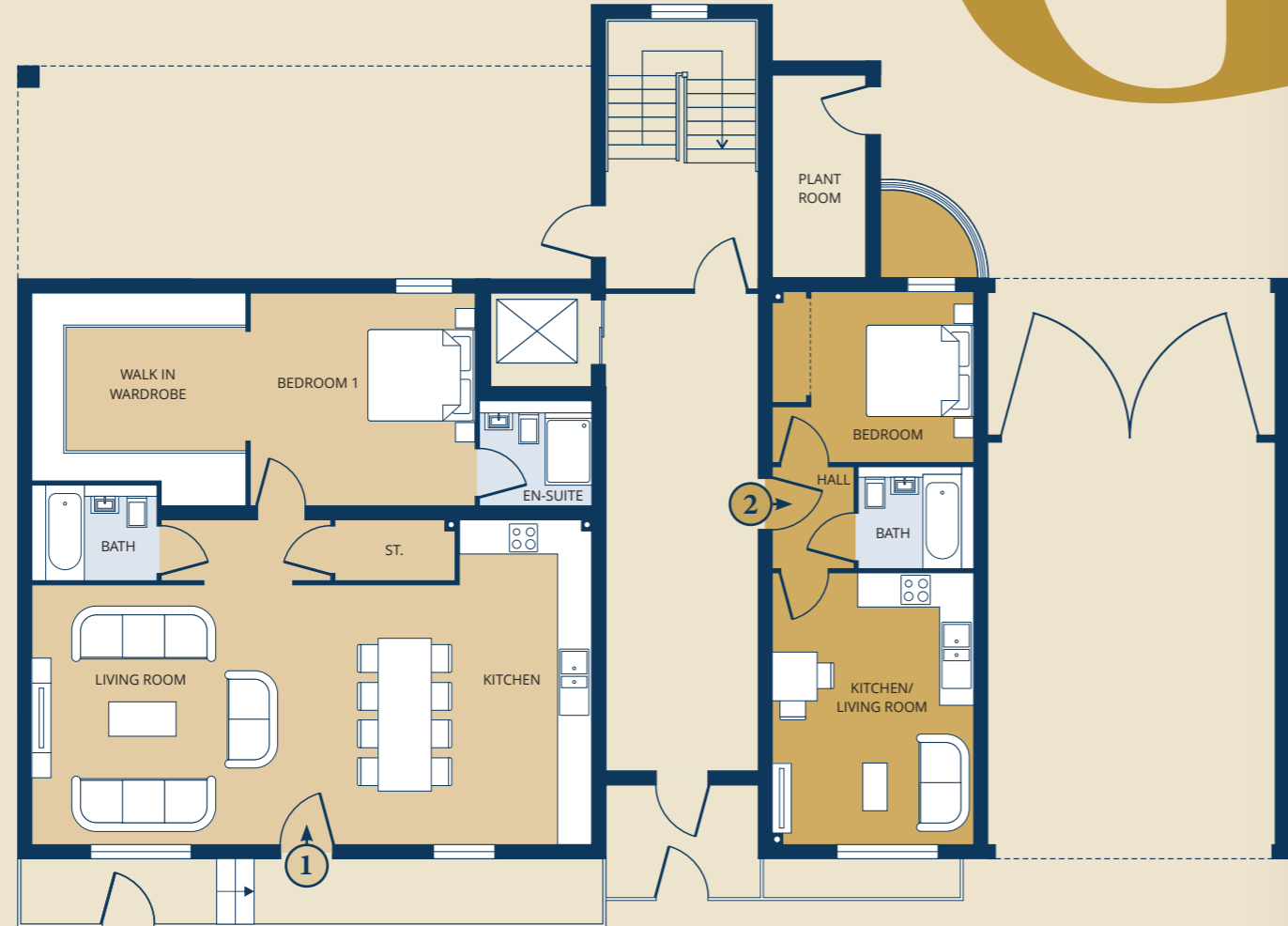
GROUND FLOOR

Apartment 1

- Kitchen/Living/Dining Room
10.07m x 4.57m
- Bedroom
4.08m x 3.81m
- Bath
2.23m x 1.75m

Apartment 2

- Kitchen/Living/Dining Room
10.07m x 4.57m
- Bedroom 1
4.08m x 3.81m
- Bath
2.23m x 1.75m



FIRST FLOOR

Apartment 3

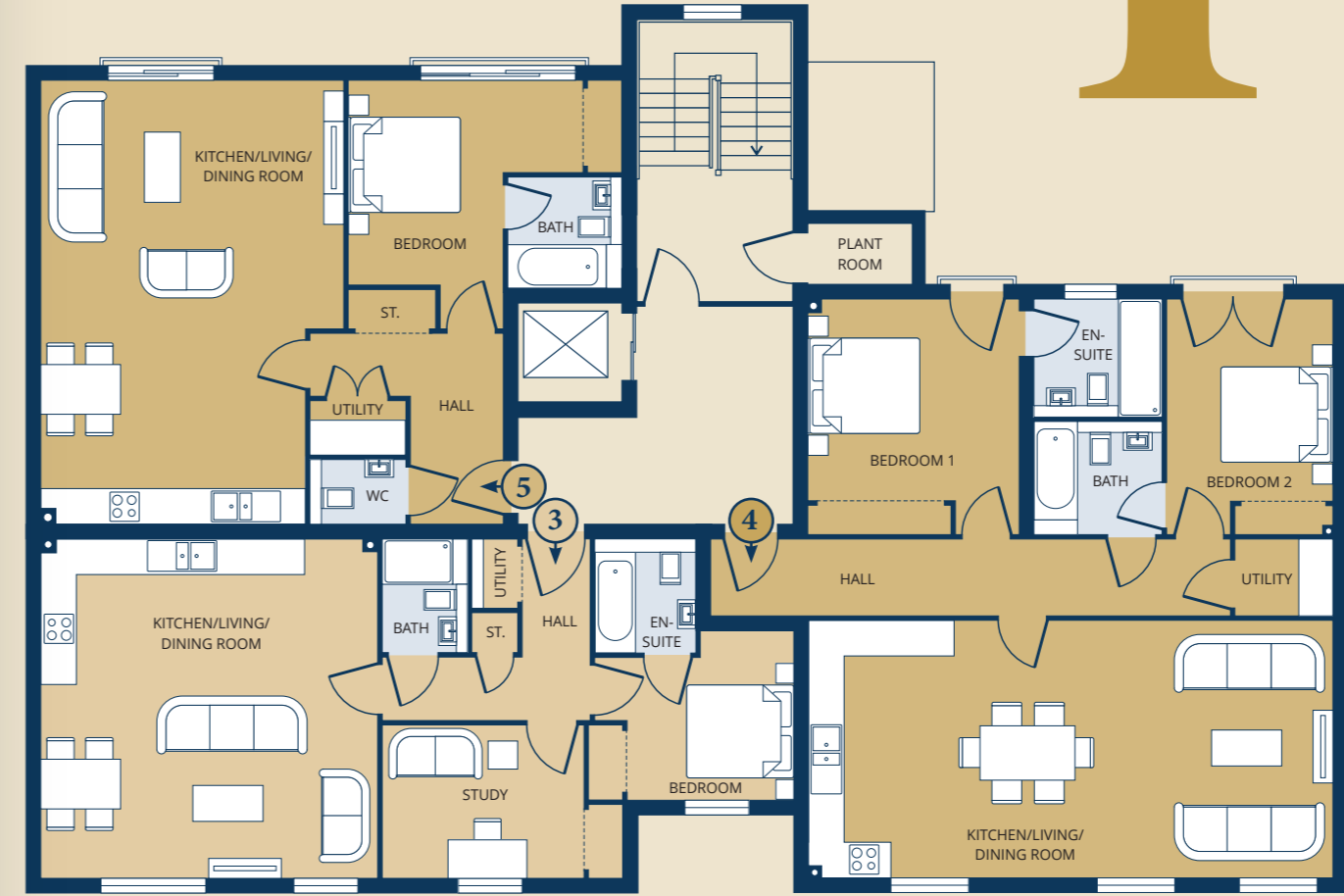
- Kitchen/Living/Dining Room
5.79m x 5.75m
- Bedroom 1
2.87m x 2.88m
- Study
3.55m x 2.54m
- Bath
1.49m x 1.97m

Apartment 4

- Kitchen/Living/Dining Room
9.03m x 4.35m
- Bedroom 1
3.84m x 3.41m
- Bedroom 2
2.82m x 3.41m
- Bath
2.20m x 1.99m

Apartment 5

- Kitchen/Living/Dining Room
5.14m x 7.58m
- Bedroom 1
4.08m x 3.44m
- Bath
1.67m x 1.12m



SECOND FLOOR

Apartment 6

Kitchen/Living/Dining Room
5.75m x 7.58m

Bedroom 1
3.50m x 3.66m

Bedroom 2
3.08m x 3.66m

Study
3.32m x 2.49m

Bath
2.15m x 2.01m

Winter Garden
3.90m x 3.44m

Apartment 7

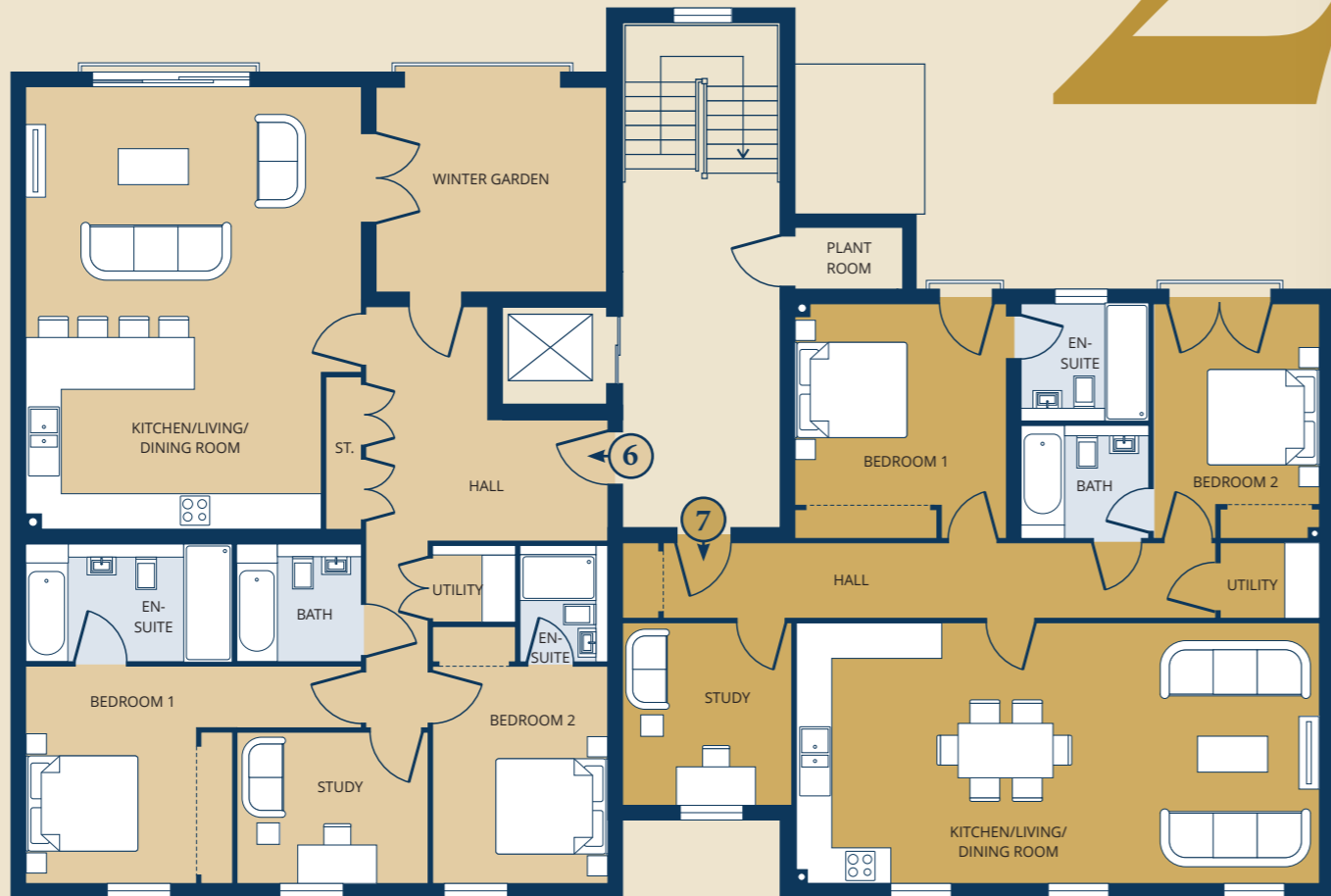
Kitchen/Living/Dining Room
9.03m x 4.35m

Bedroom 1
3.84m x 3.41m

Bedroom 2
2.82m x 3.41m

Study
2.87m x 3.08m

Bath
2.20m x 1.99m



THIRD FLOOR

Apartment 8

Kitchen/Living/Dining Room
5.75m x 6.78m

Bedroom 1
5.75m x 6.78m

Bedroom 2
3.54m x 3.77m

Study
2.86m x 3.10m

Bath
1.92m x 1.81m

Winter Garden
3.90m x 3.13m

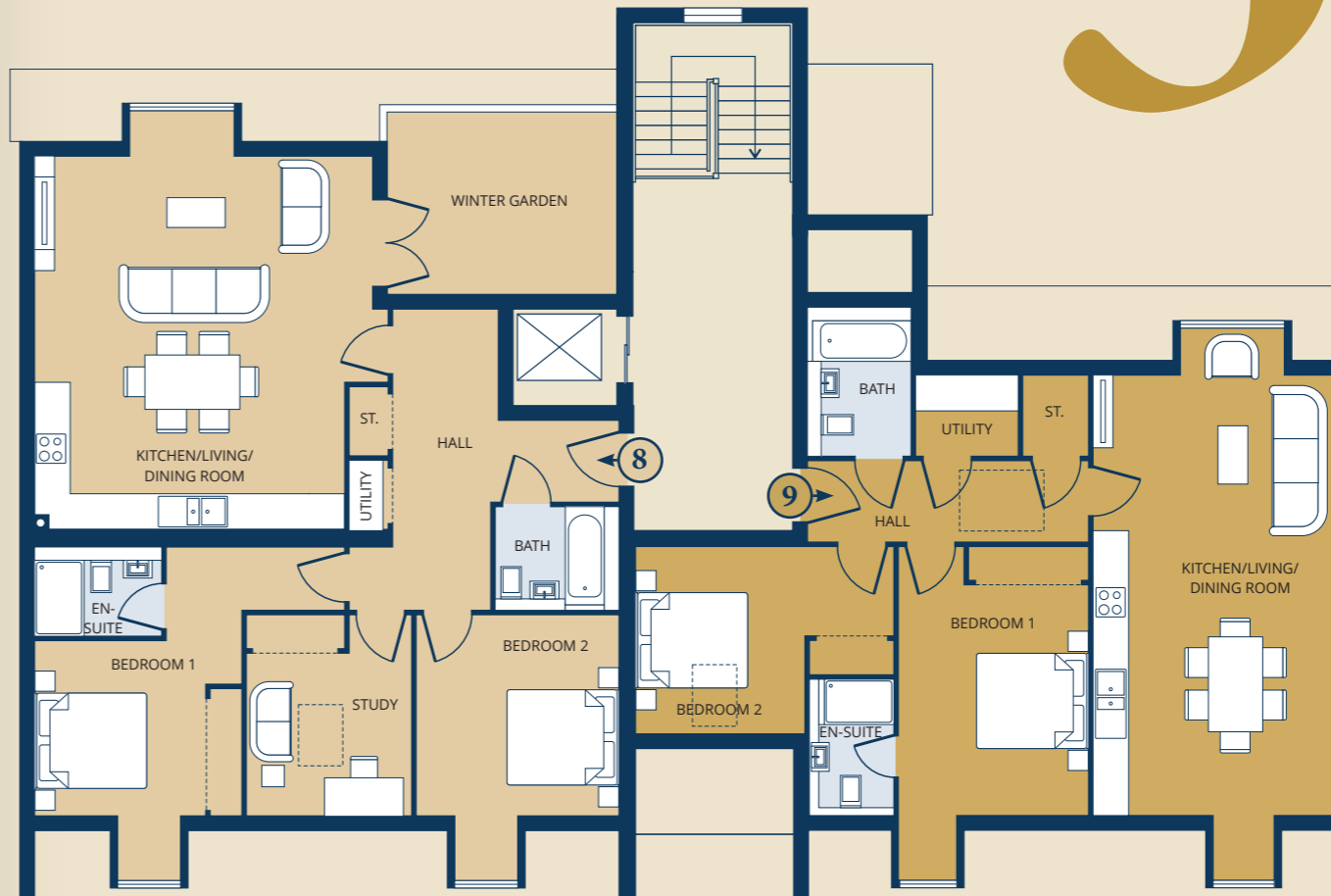
Apartment 9

Kitchen/Living/Dining Room
4.08m x 8.14m

Bedroom 1
3.28m x 4.28m

Bedroom 2
2.87m x 3.66m

Bath
1.79m x 2.52m



Specification

IT'S ALL IN THE DETAIL

KITCHEN

- Professionally designed contemporary kitchens with Quartz worktops and upstands
- 60/40 sink and drainer with monoblock mixer tap
- Neff electric single oven, induction hob and cooker hood
- Integrated appliances in the kitchen, including fridge/freezer and dishwasher

BATHROOMS & ENSUITES

- Contemporary white ceramic sanitaryware
- Touchstone upstand trays, with Hansgrohe thermostatic shower and fully tiled shower cubicle
- Shower over the bath with screen
- Chrome heated towel rail to En-suite and Bathroom
- Mirror to all Bathrooms
- Ceramic tiling

INTERIOR FINISHES

- Smooth finish white doors ladder style
- Polished chrome door furniture throughout
- Carpet to all bedrooms
- Hard floor covering to Kitchen area
- Satin finished white woodwork throughout
- White emulsion finish to walls and ceilings

HEATING & ELECTRICAL

- Energy efficient gas condensing boilers for heating and hot water system
- Thermostatically controlled zonal under floor heating throughout
- Chrome thermostatically heated towel rail to Bathroom and En-Suite

HOME ENTERTAINMENT

- Multimedia installation to provide terrestrial TV; satellite TV, telephone/data points
- Fibre optic cabling to apartments, minimum download speed of 50MB and up to 200MB (as specified by provider but not guaranteed by the developer)

WARDROBES

- Fitted wardrobes to Master Bedroom with upgrade option for additional wardrobes to other rooms

SECURITY & PEACE OF MIND

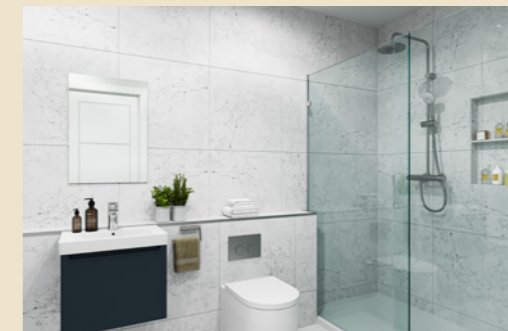
- Access to apartments via audio visual door entry system
- Mains supply smoke/heat detectors (with battery backup) to apartments and common areas
- 10-Year Building Warranty

COMMON AREAS

- Lift to all floors
- Tiled entrance lobby
- Carpet to communal stairs and landing areas
- Automatic zonal 'welcome home' lighting system activated by motion detectors throughout the common areas

GENERAL

- Allocated parking space with electric charging for every apartment
- Utility space provided in all three bedroom apartments
- Large fully glazed patio doors lead to the private winter garden terraces – Plots 6 and 8
- Small outside terrace to plot 2
- Automated entry to main carpark gates
- External LED security and amenity lighting



Computer generated images. Images are indicative only and subject to change.



<https://oakfielddevelopments.com/projects/hanover-house/>



For sales enquiries
or to arrange a viewing
contact **EHB Residential**



Tel: 01926 881 144

Email: info@ehbresidential.com

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