

JURY PLACE

WARWICK





HISTORIC WARWICK

Warwick is the ancient county town of Warwickshire with a long and rich history pre-dating William the Conqueror.

A vast prehistoric lake covered the whole of modern Warwickshire and produced outstanding mineral rich soils, perfect for farming which has always been important to the town and many street names reflect this heritage. The success of Warwick Market led to a grand hall being built in 1670; wrongdoers were still punished in stocks there as late as 1872.

The ancient town expanded around and along the banks of the River Avon and in 1068, William I ordered the building of the famous castle to aid with securing his grip upon middle England.

William I ordered his loyal henchman Henry de Beaumont to demolish existing buildings and raise a motte-and-baily castle and the Earldom of Warwick was created in 1088, with Henry appointed as the First Earl. Walls were added to the town during the medieval period, and as the town grew in prosperity Charles I gave permission for the River to become a canal, in 1635.

In 1694 the Great Fire of Warwick destroyed much of the medieval town and led to the banning of thatched roofs. In order to raise funds for the rebuilding, the sport of horse racing was introduced on land close to the castle in 1707. This resulted in the famous National Hunt Warwick Racecourse which was the first course in England to introduce a jump race to the program.





STUNNING LOCATION

The town of Warwick is located in the heart of England, surrounded by stunning countryside and is well connected via road and rail. From the towns railway station you can travel to London in around one and a half hours and to Birmingham in thirty minutes. The A46 bypass reduces pressure on Warwick town centre and leads to the City of Coventry, whilst the M40 motorway offers access to the North and South of England.

Jury Place is a mixed new-build project and tasteful conversion of the former Lord Leicester Hotel. The hotel site has a classical Georgian Grade II listed facade, behind which, parts of the site have medieval origins. Jury Place lies close to the centre of Warwick, located in Jury Street with its delightful mix of buildings made up of many differing classic English vernacular styles. The town boasts both modern shopping and entertainment facilities coupled with individual boutiques and interior shops.



TOWN HOUSES

The new courtyard of town houses at Jury Street has been designed to provide a vibrant and contemporary community for residents, arranged around a central courtyard, which will offer parking and sympathetic landscape planting. The entrance to the courtyard is from Jury Street through security gates, thus offering residents privacy and convenience. Each house will have an intimate patio garden.

The elegant and stylish houses are arranged over three floors and offer either two or three bedroomed accommodation. The traditionally built homes are strikingly modern in their design style, making the development a perfect blend of traditional and contemporary architecture. Internally, all finishes will be of the highest quality with modern energy saving materials used throughout.

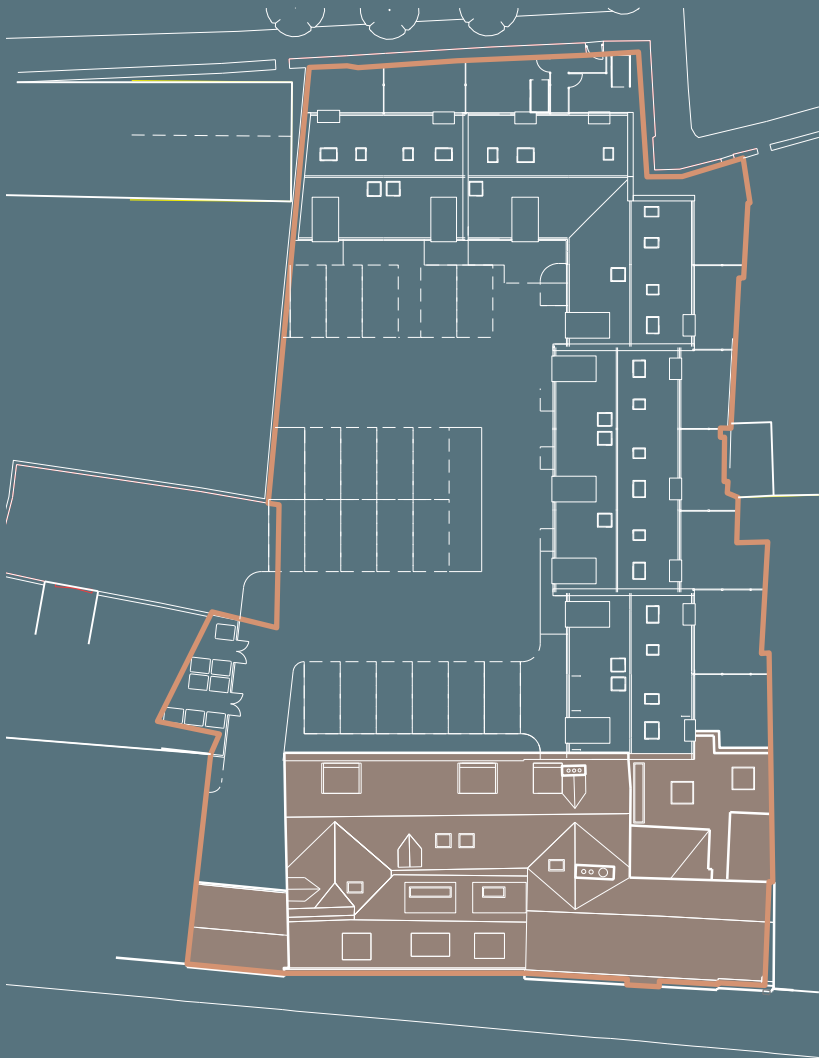


APARTMENTS

The ten apartments at Jury Place are each laid-out as a highly individual home, with no two apartments being alike. Inspired architectural styling and bespoke interior design have allowed the creation of ten wholly unique homes, each of which has been sympathetically incorporated into the existing historic coaching inn.

Attention to detail is paramount in the Jury Place Apartments; where only the best materials are used, in the selection of architrave, skirting, moldings and doors. Keeping with the building's heritage windows will be single glazed with secondary glazing to the front elevation.

The apartments have been prepared for the use and integration of the latest intelligent lighting and heating technology*. A designated parking space for one car is allocated to each of the apartments at Jury Place. Visitor parking is also provided along with communal utility and janitorial facilities. Jury Place creates unique and stylish living, at the heart of Warwick Town.



**residents required to select their own suppliers of technology and utility interface.*





DESIGN FOR MODERN LIVING

The home is not just a place to seek shelter from the rain, it is an expression of its owners' character and personality. "Home is where the heart is" and most importantly where we express ourselves, display our flair for design, a love of colour and texture. We may own a house, yet we truly 'LIVE' in our home.

Jury Place homes have been designed to allow owners to embrace the latest technology for controlling and getting the best from the environment. Each home is prepared for integrated systems for delivering

sophisticated entertainment and for modern efficient heating and lighting systems to be operated by multi-user hand held communication devices".

The new houses at Jury Place are a perfect combination of traditional and modern design and materials, the apartments sympathetically reflect the historic architecture of the period. Jury Place offers a great template for modern living; leaving you to bring the magical touches and style to finish your perfect home... your way.



KITCHENS

Your kitchen is the heart of your home, it says so much about you and how you live. Jury Place kitchens have been ergonomically designed to offer clever use of surfaces and cupboards; no space is wasted, everything is easily to hand for the master-chef.

Our kitchen designers have specified wonderfully stylish and energy efficient Siemens integrated appliances throughout Jury Place. Appliances include electric induction hob, oven, extractor, fridge, freezer and dishwasher units.

The apartment kitchens at Jury Place will be finished with modern ‘Shaker’ styling, while the houses will feature ultra-modern ‘Futura’ handle-less finishing. The stainless steel sink bowls and all hob units are inset into elegant and hard wearing Caesarstone work surfaces, fitted with matching up-stands and splash-backs.

It’s up to you! If you are entertaining on a grand scale, or preparing a cosy meal, Jury Place kitchens are perfect for every occasion and put YOU in control.

Please Note all Jury Place homes are unique and specifications may vary, please ask our sales advisors for precise layout details for your chosen home’s kitchen.

BATHROOMS

Relax, refresh, unwind! Luxury bathing goes back to Roman times and we all love those little moments of private indulgence spent in a beautiful spa or our own elegant bathroom.

Jury Place bathrooms have been created with stylish and timeless white ceramic Laufen sanitary ware. For the luxury-spa feeling we have installed under floor heating and towels are ready warmed for your use on heated towel rails.

Our bathroom designers have used large format Porcelanosa porcelain tiling and subtle accent feature walls to reflect distinctive quality and class to each unique bathroom.

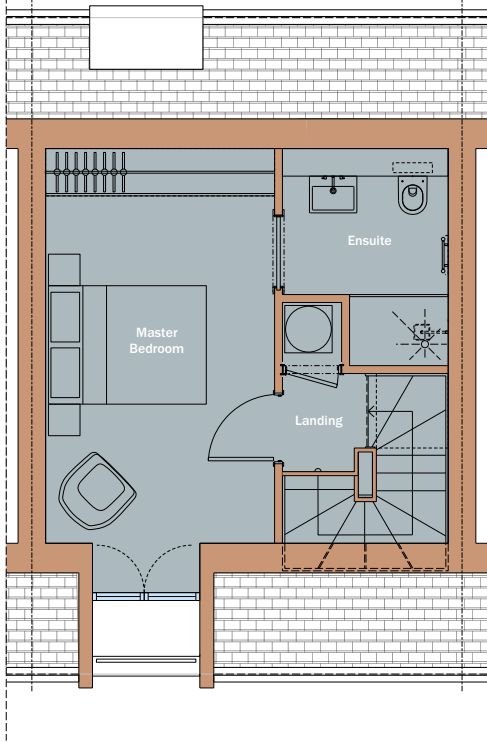
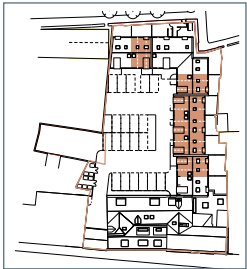
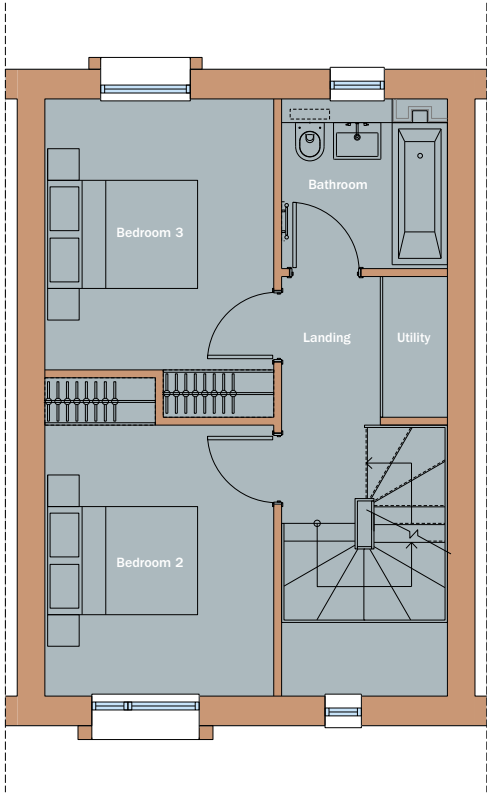
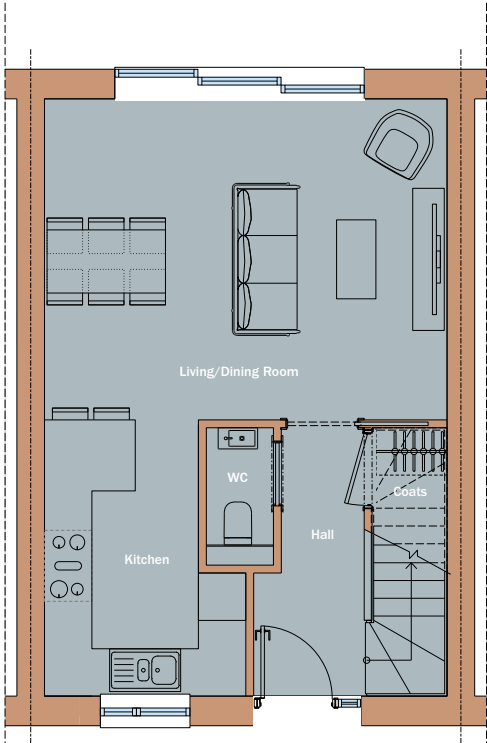
Naturally, Jury Place showers are easily controlled by use of clever thermostatic regulators, which ensure your comfort, your enjoyment and are also kind to the environment. We have specified contemporary frameless screens for our showers.



TOWN HOUSES

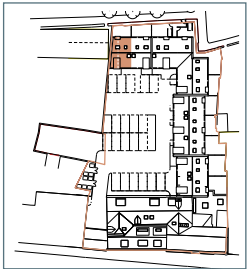
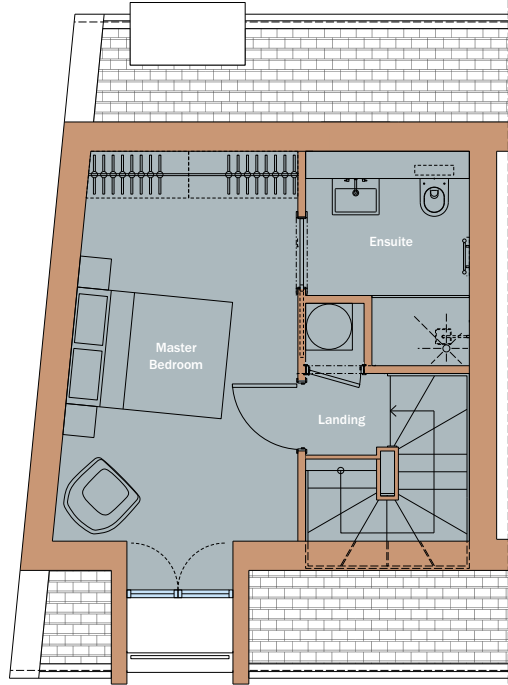
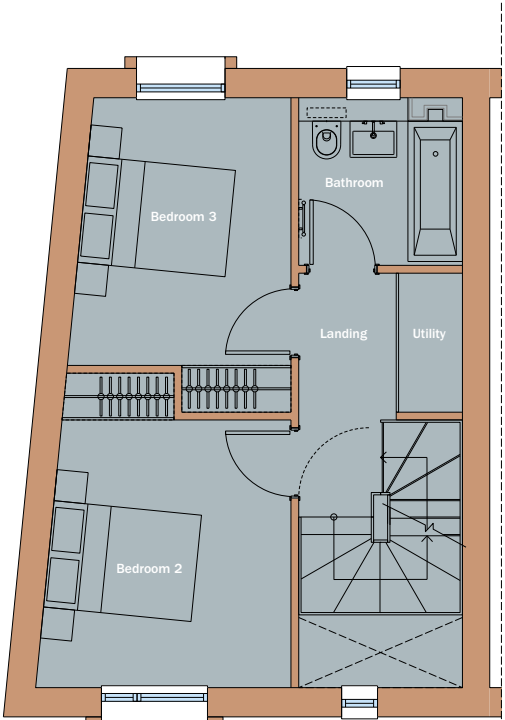
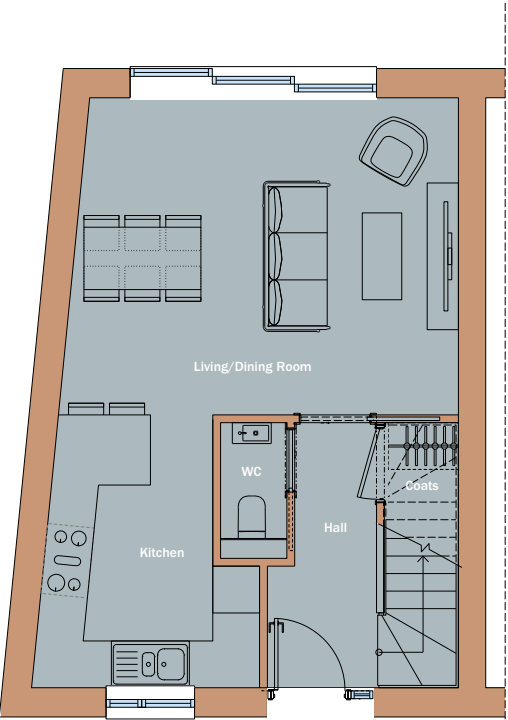


TOWN HOUSE ONE



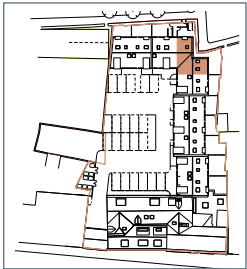
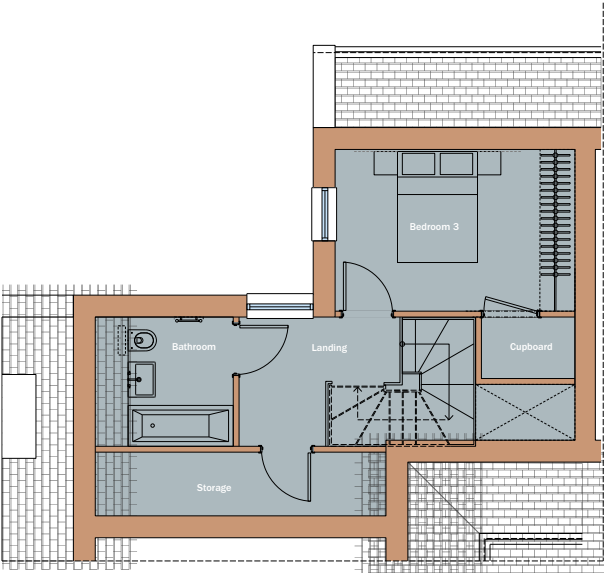
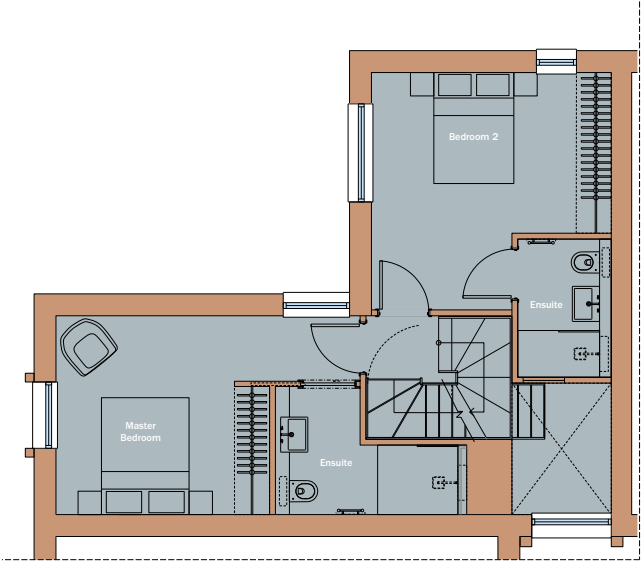
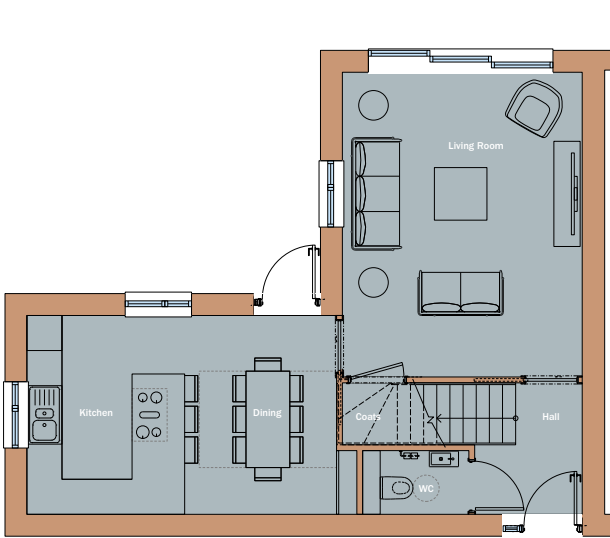
	sqm.	sqft.
Living/Dining	4.1 x 5.1m	13"4' x 16"7'
Kitchen	3.5 x 2.5m	11"4' x 8"2'
Master Bedroom	5.6 x 2.9m	18"4' x 9"5'
Bedroom 2	3.4 x 2.9m	11"1' x 9"5'
Bedroom 3	3.5 x 2.9m	11"5' x 9"5'

TOWN HOUSE ONE A



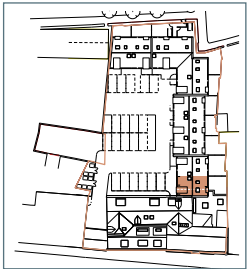
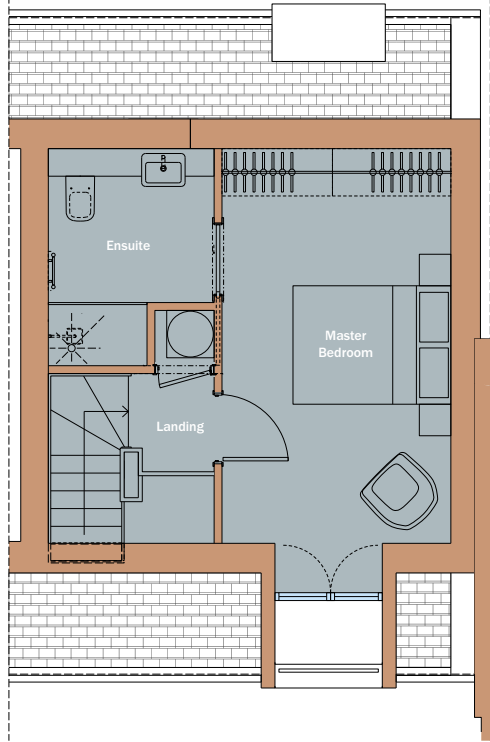
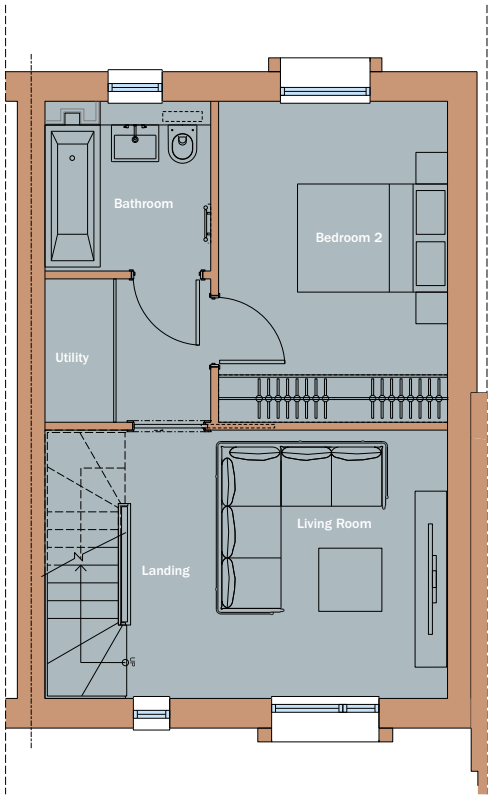
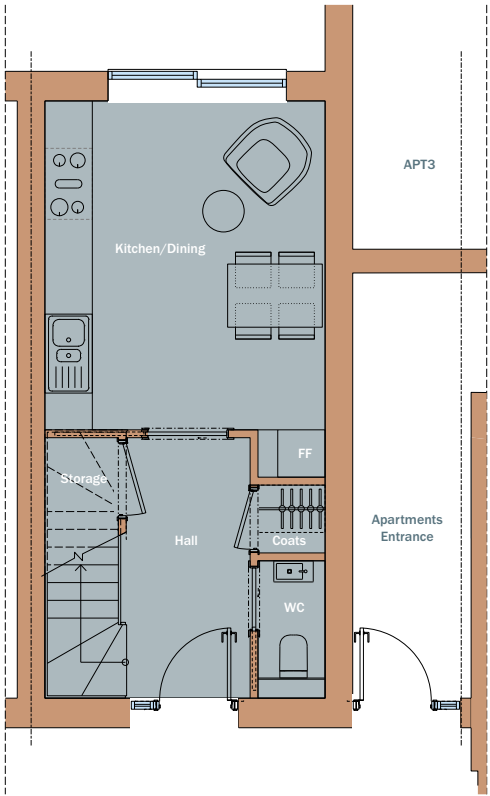
	sqm.	sqft.
Living/Dining	4.1 x 5.0m	13"5' x 16"4'
Kitchen	3.5 x 2.8m	11"5' x 9"2'
Master Bedroom	5.6 x 2.9m	18"3' x 9"5'
Bedroom 2	3.4 x 3.1m	11"1' x 10"1'
Bedroom 3	3.5 x 2.7m	11"5' x 8"10'

TOWN HOUSE TWO



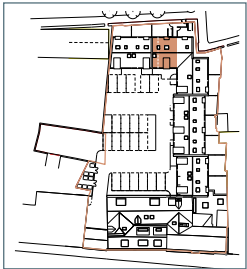
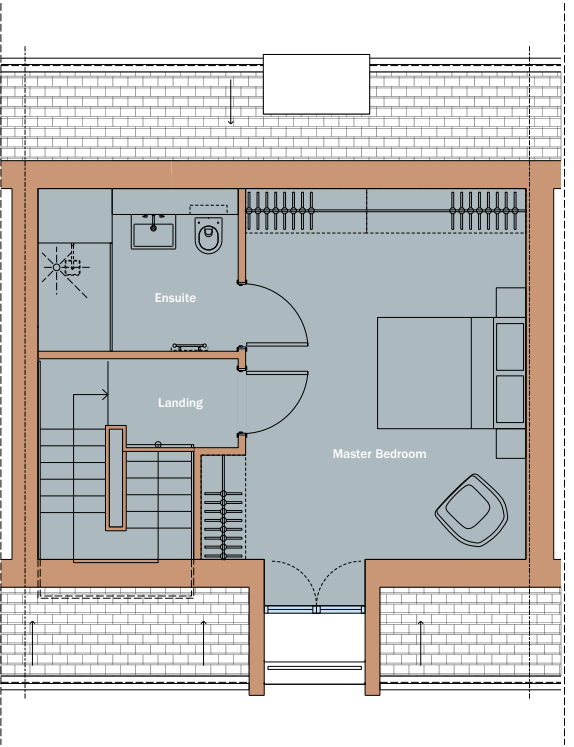
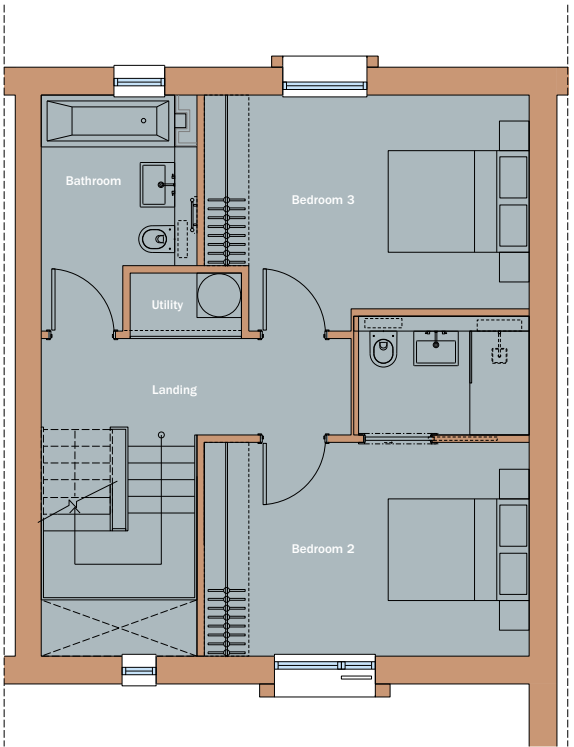
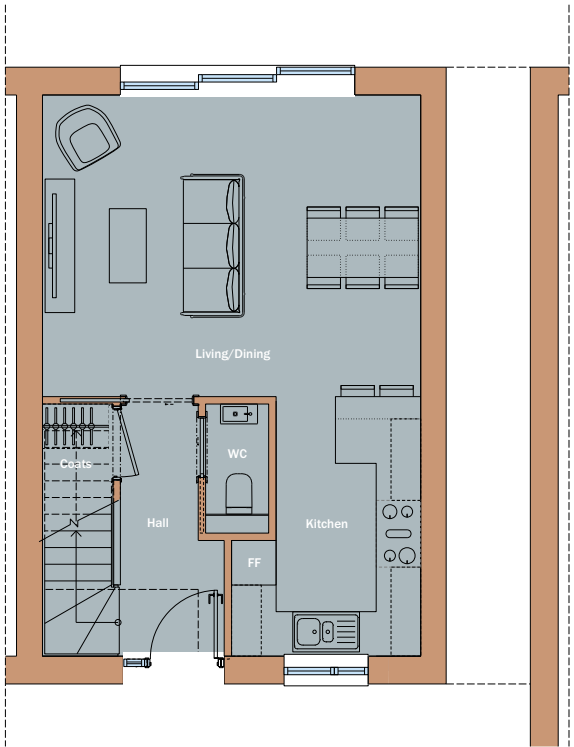
	sqm.	sqft.
Living/Dining	5.4 x 4.1m	17"6' x 13"5'
Kitchen	3.4 x 5.3m	11"1' x 17"5'
Master Bedroom	3.4 x 3.7m	11"1' x 12"2'
Bedroom 2	4.1 x 4.1m	13"5' x 13"5'
Bedroom 3	2.8 x 4.1m	9"2' x 13"5'

TOWN HOUSE THREE



	sqm.	sqft.
Living/Dining	3.4 x 5.1m	11"1' x 16"9'
Kitchen	4.1 x 3.5m	13"5' x 11"5'
Master Bedroom	5.0 x 2.9m	16"4' x 9"5'
Bedroom 2	4.1 x 2.9m	13"5' x 9"5'

TOWN HOUSE FOUR

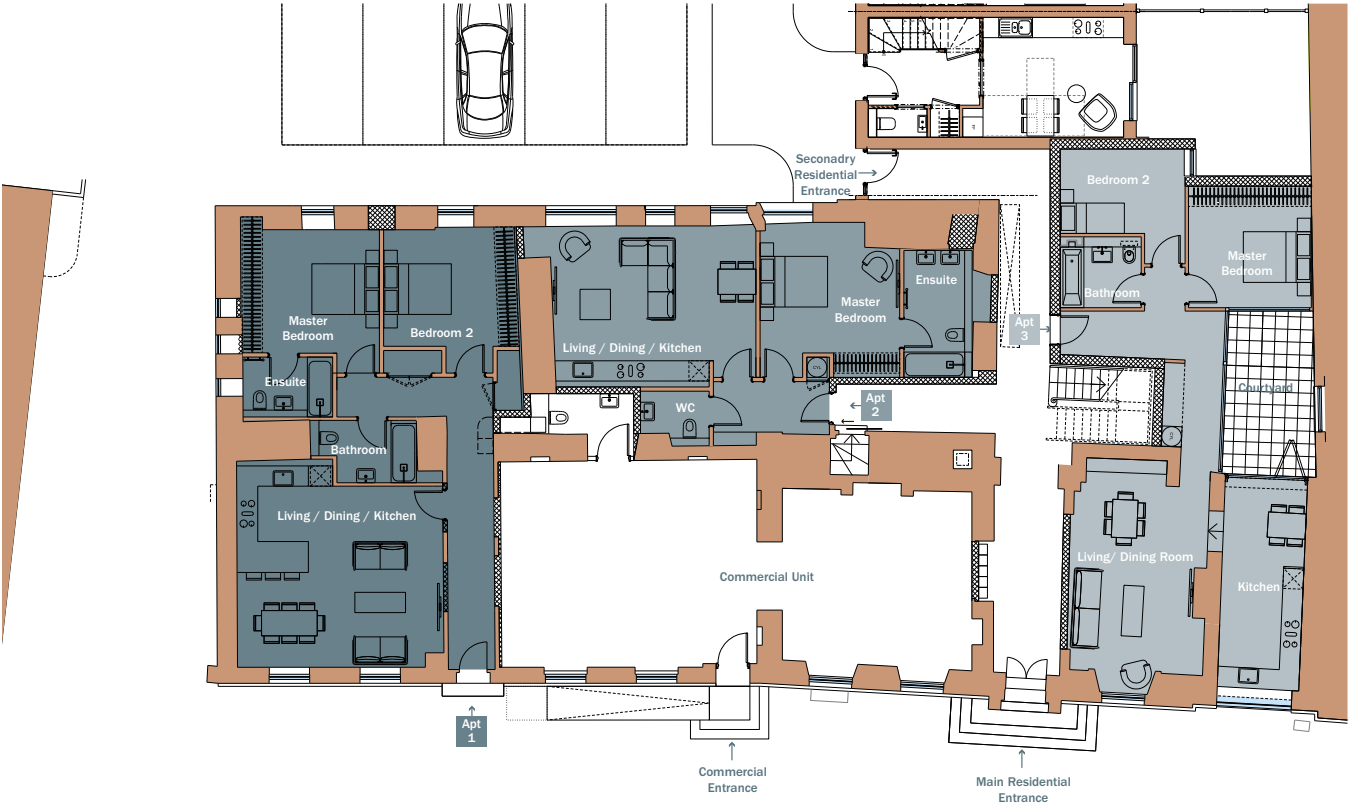


	sqm.	sqft.
Living/Dining	4.1 x 5.1m	13"5' x 16"9'
Kitchen	3.5 x 2.5m	11"5' x 8"2'
Master Bedroom	5.6 x 3.8m	18"3' x 12"6'
Bedroom 2	2.9 x 4.4m	9"5' x 14"5'
Bedroom 3	2.9 x 4.4m	9"5' x 14"5'

THE APARTMENTS

- Apartment 1**
2 bedroom with ensuite, ground floor
- Apartment 2**
1 bedroom with ensuite, ground floor
- Apartment 3**
2 bedroom, ground floor
- Apartment 4**
3 bedroom with ensuite, first floor
- Apartment 5**
1 bedroom, first floor
- Apartment 6**
3 bedroom with ensuite, first floor
- Apartment 7**
2 bedroom with ensuite, second floor
- Apartment 8**
2 bedroom, first floor
- Apartment 9**
2 bedroom with ensuite, second floor
- Apartment 10**
2 bedroom, second floor

FRONT ELEVATION

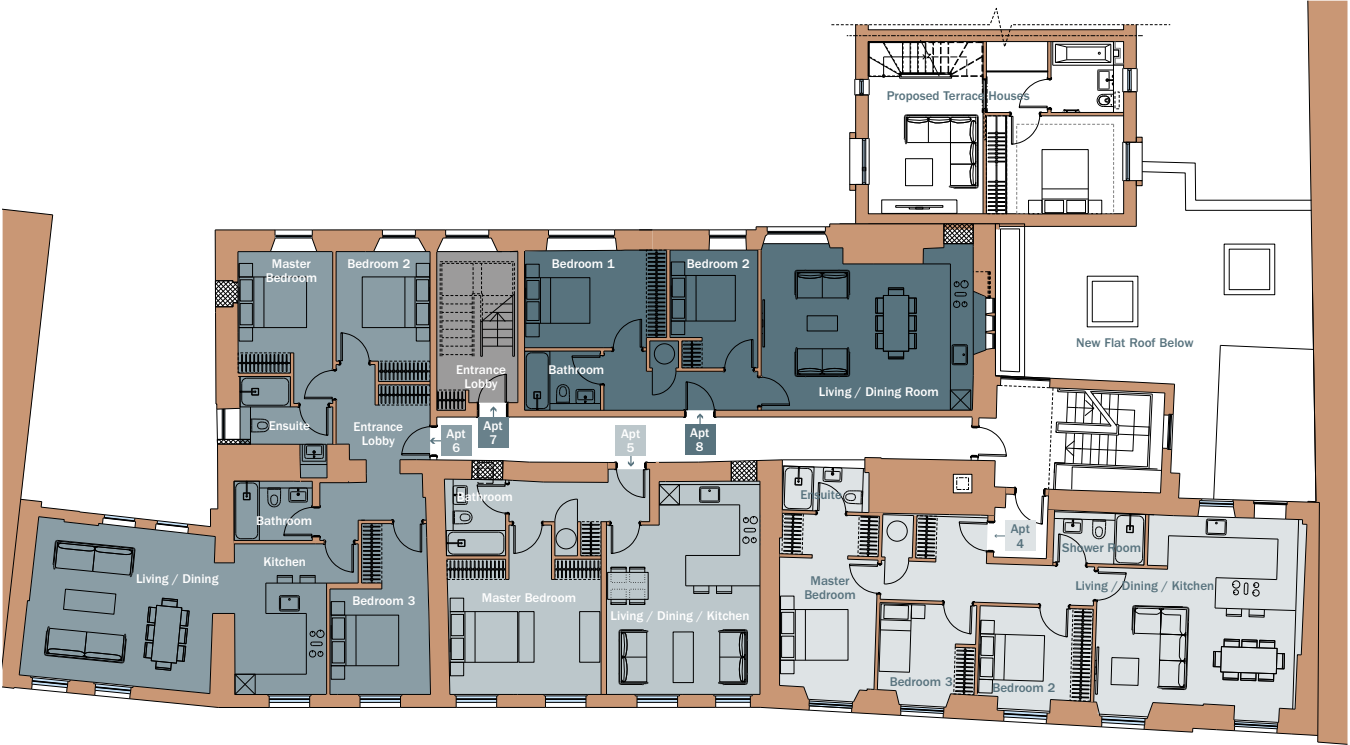


APARTMENT 1		
Internal area	111.3 sqm.	1198' sqft.
Living/Dining/Kitchen	5.3 x 6.0m	17"5' x 19"8'
Master Bedroom	3.6 x 4.1m	11"10' x 13"5'
Bedroom 2	3.6 x 4.0m	11"10' x 13"1'

APARTMENT 3		
Internal area	83.4 sqm.	897' sqft.
Living area	6.2 x 3.7m	20"4' x 12"2'
Dining/Kitchen	6.1 x 2.4m	20"0' x 7"10'
Master Bedroom	3.4 x 3.6m	11"1' x 11"10'
Bedroom 2	2.5 x 3.7m	8"2' x 12"2'

APARTMENT 2		
Internal area	66.4 sqm.	715' sqft.
Living/Dining/Kitchen	4.6 x 6.0m	15"1' x 19"8'
Master Bedroom	3.8 x 4.1m	12"6' x 13"5'

THE APARTMENTS

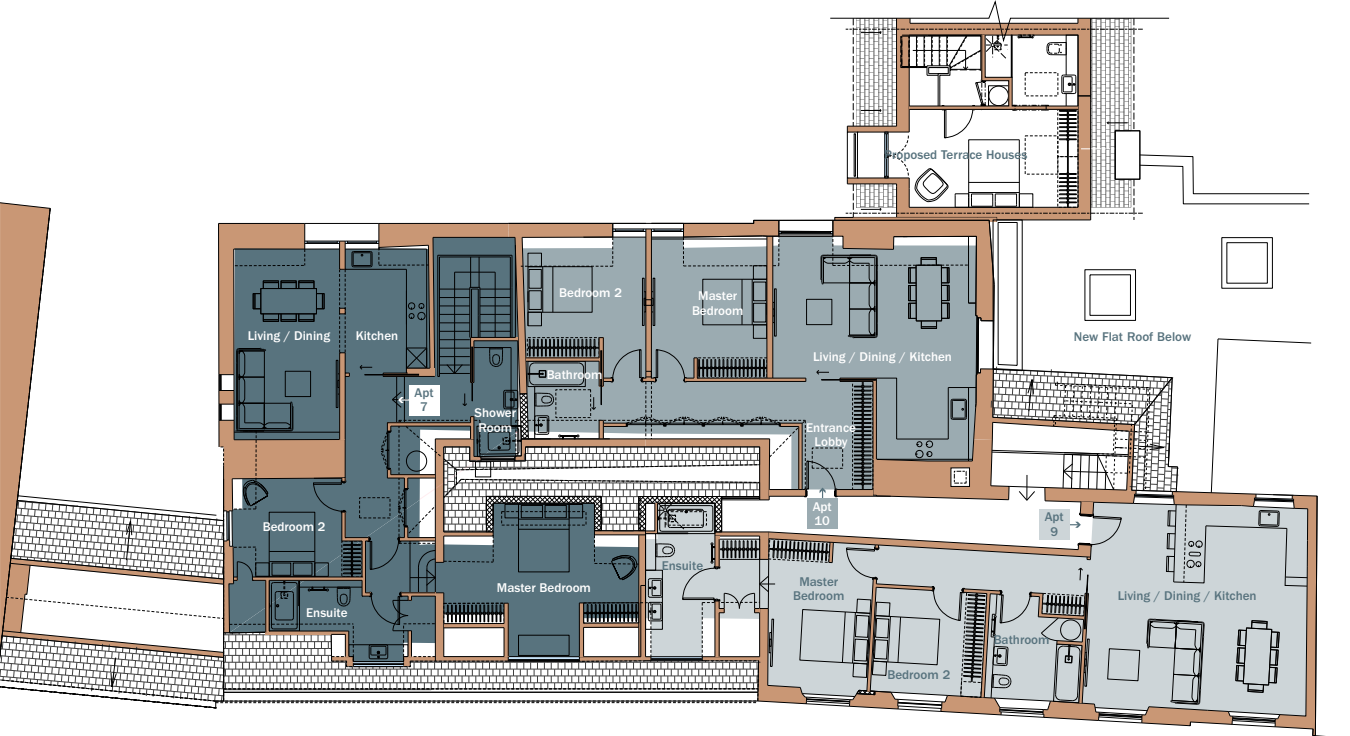


APARTMENT 4		
Internal area	87.5 sqm.	942' sqft.
Living/Dining/Kitchen	5.5 x 5.9m	18"1' x 19"4'
Master Bedroom	3.8 x 2.8m	12"6' x 9"2'
Bedroom 2	2.7 x 3.4m	8"10' x 11"2'
Bedroom 3	2.6 x 2.9m	8"6' x 9"6'

APARTMENT 5		
Internal area	59.3 sqm.	638' sqft.
Living/Dining/Kitchen	6.1 x 4.6m	20"0' x 15"1'
Master Bedroom	4.0 x 4.4m	13"1' x 14"5'

APARTMENT 6		
Internal area	97.7 sqm.	1052' sqft.
Living area	4.6 x 5.6m	15"1' x 18"4'
Dining/Kitchen	4.4 x 2.8m	14"5' x 9"2'
Master Bedroom	3.6 x 2.8m	11"10' x 6"2'
Bedroom 2	3.8 x 2.8m	12"6' x 9"2'
Bedroom 3	5.0 x 2.9m	16"4' x 9"5'

APARTMENT 8		
Internal area	63.3 sqm.	681' sqft.
Living/Dining/Kitchen	4.3 x 6.2m	14"1' x 20"4'
Master Bedroom	2.8 x 4.2m	9"2' x 13"9'
Bedroom 2	3.4 x 2.6m	11"1' x 8"6'



APARTMENT 7		
Internal area	108.2 sqm.	1165' sqft.
Living/Dining area	5.4 x 3.1m	17"9' x 10"2'
Kitchen	3.6 x 2.4m	11"10' x 7"10'
Master Bedroom	5.8 x 4.5m	19.0' x 14"8'
Bedroom 2	2.6 x 3.2m	8"6' x 10"6'

APARTMENT 10		
Internal area	85 sqm.	870' sqft.
Living/Dining/Kitchen	4.1 x 6.0m	13"5' x 19"8'
Master Bedroom	4.1 x 3.4m	13"5' x 11"2'
Bedroom 2	3.5 x 3.6m	11"6' x 11"10'

APARTMENT 9		
Internal area	92.5 sqm.	996' sqft.
Living/Dining/Kitchen	6.0 x 6.5m	19"8' x 21"4'
Master Bedroom	4.3 x 3.0m	14"1' x 9"10'
Bedroom 2	3.1 x 3.3m	10"2' x 10"10'

SPECIFICATION

Floors

- High quality engineered timber floor finish to all reception rooms with bedrooms fully carpeted.

Doors

- Entrance door in hardwood and high quality door furniture, including cylinder night latch.
- Painted internal doors with softwood frames and high quality handles.

Wardrobes

- Bespoke wardrobes with veneer doors, internal fittings to include a high level shelf, hanging rail and internal lighting.

Heating

- Thermostatically controlled under-floor heating to all living kitchen areas with radiators in bedrooms.

Electrical

- 5 amp lighting and 13 amp power circuits.

Lighting

- Lighting will generally comprise low voltage LED luminaires throughout.
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and master bedrooms.

Technology

The properties are wired for advanced Technology, AV, and data systems. Fully terminated cabling backbone provided to enable the installation of a wide range of audio-visual and integrated control solutions such as:

- **Intelligent Lighting:** Control lighting in the main living areas and select mood scenes at the touch of a button, with glass wall plates adding a touch of style to your home.
- **High-Definition TV:** Your home is ready-cabled for HD and 4K. With additional components based on your requirements, your TV will be ready to take full advantage of the growing number of services offering this technology.
- **Audio Distribution:** Your home is ready-cabled for a Sonos audio system so you can play your music library through quality ceiling speakers. Listen to thousands of internet radio stations or your favourite online music service. In conjunction with the 4K/HD upgrade, your TV sound can be heard through the speakers too.
- **Heating Control:** Your home is ready-cabled for a Nest thermostat so you can intelligently control your home's heating, whether you are there or not, this smart thermostat learns your patterns of behaviour and can save you money on your energy bills.
- **Overall Control:** An RTI control system can provide control of your technology upgrades in one environment. Set your lighting to watch a movie then use your tablet to control your TV and audio equipment. Adjust the heating without getting off the sofa.
- Television (Freeview and SkyHD) points to reception rooms and all bedrooms.
- Telephone and data points to all reception rooms and master bedrooms.
- DAB aerial connection.

Security

- Video entry phone to all apartments.
- Mains supply smoke and heat protection system.
- Cycle storage.

General

- All apartments benefit from a 10-year BLP warranty. Each apartment will be sold on a 150 year lease.
- A service charge will be payable to cover the costs of estate and building management, building maintenance and insurance.

Bathrooms

- White ceramic washbasins.
- Bespoke wall mounted fully mirrored cabinet with shaver sockets.
- White wall mounted WC with soft close seat and dual push button flush.
- Walls finished with large format porcelain tiles with feature walls.
- Large format Porcelain floor tiles and wet-rooms.
- Thermostatically controlled showers.
- Frameless glazed shower screens.
- High quality satin chrome finish brassware.
- Heated towel rails.
- Under-floor heating.

Kitchen

- The apartment kitchens at Jury Place will be finished with modern ‘Shaker’ styling, while the houses will feature ultra-modern ‘Futura’ handle-less finishing.
- 20mm thick Caeserstone worktop and splash backs with under mounted stainless steel sink.
 - Siemens Integrated appliances.
 - Fridge/freezer.
 - Multi-function electric oven and separate built-in microwave.
 - 4-burner electric induction hob.
 - Dishwasher.
 - Integrated extractor fan.
 - Compartmentalised waste storage.
 - Combined washer/dryer position situated within hall cupboard, appliances not provided.

Note: Variances occur between apartment types. Please refer to the sales team for individual apartment bathroom schedule.

*Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner.

The information contained in these sales particulars should not be relied upon as statements or a representation of fact. Prospective purchasers should note that any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are for guidance purposes only. Any specification shown is correct at the time or printing. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. All interior images are computer generated and should be used as a guide only, details may vary.

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