

THE HIDE

LEAMINGTON SPA



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A MODERN DEVELOPMENT
OF 26 APARTMENTS FOR A
STYLISH WAY OF LIVING

A luxurious new development in
Leamington Spa offering a selection of
one, two and three bedroom apartments.

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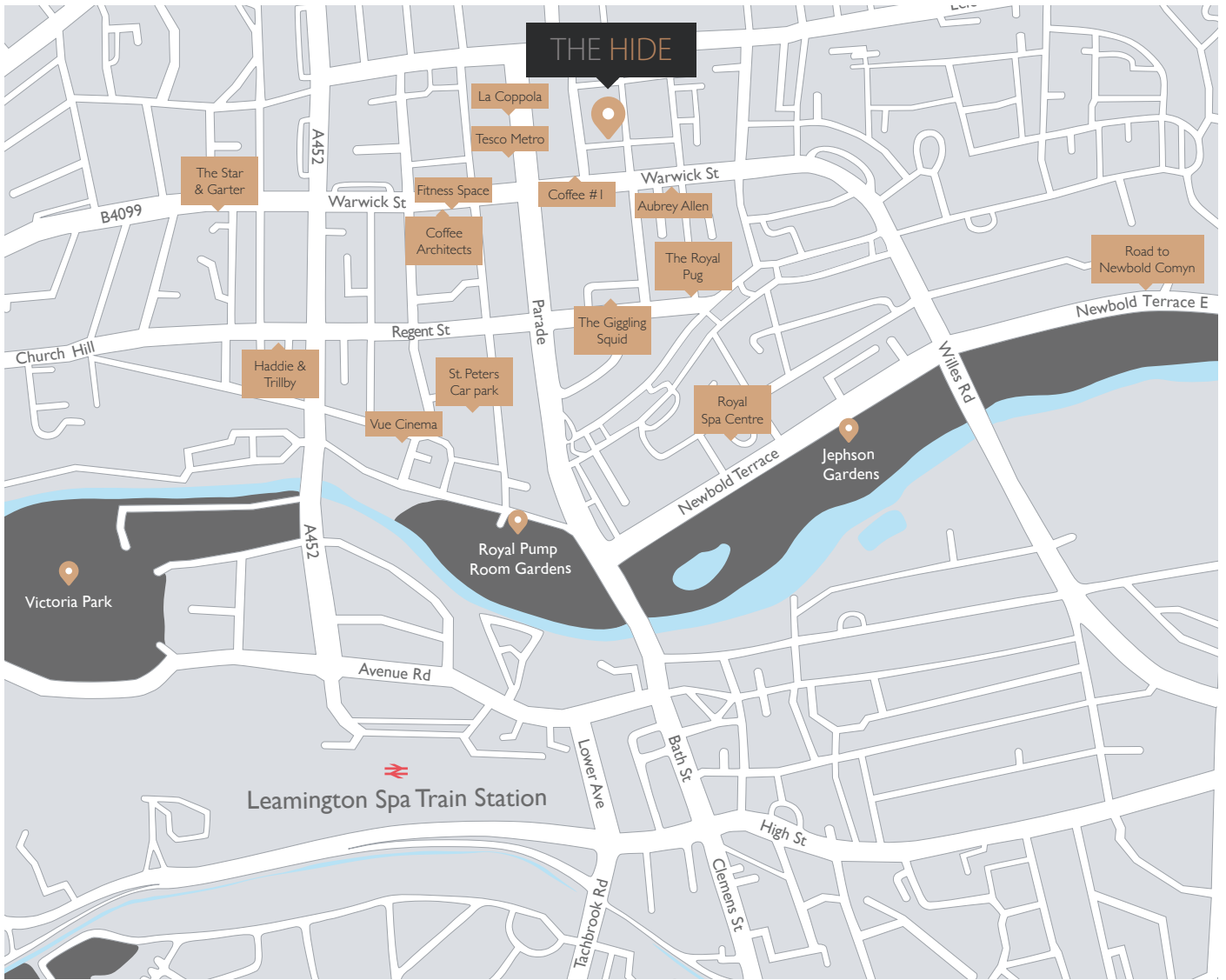


DEVELOPMENT



DESTINATION		DEPARTURE
COFFEE		3.00
DAILY BREW		4.00
CAMP COP		4.00
COLD BREW		3.00
ESPRESSO		3.00
*WATER		0.00
*MILK NIWI		0.50
*MILK SML		0.50
*MILK MED		0.50
*MILK LRG		0.50
*CHOCOLATE		0.50
*ALMOND		0.50
CHAI		3.00
TEA		4.00

SEE SIGNATURE MENU



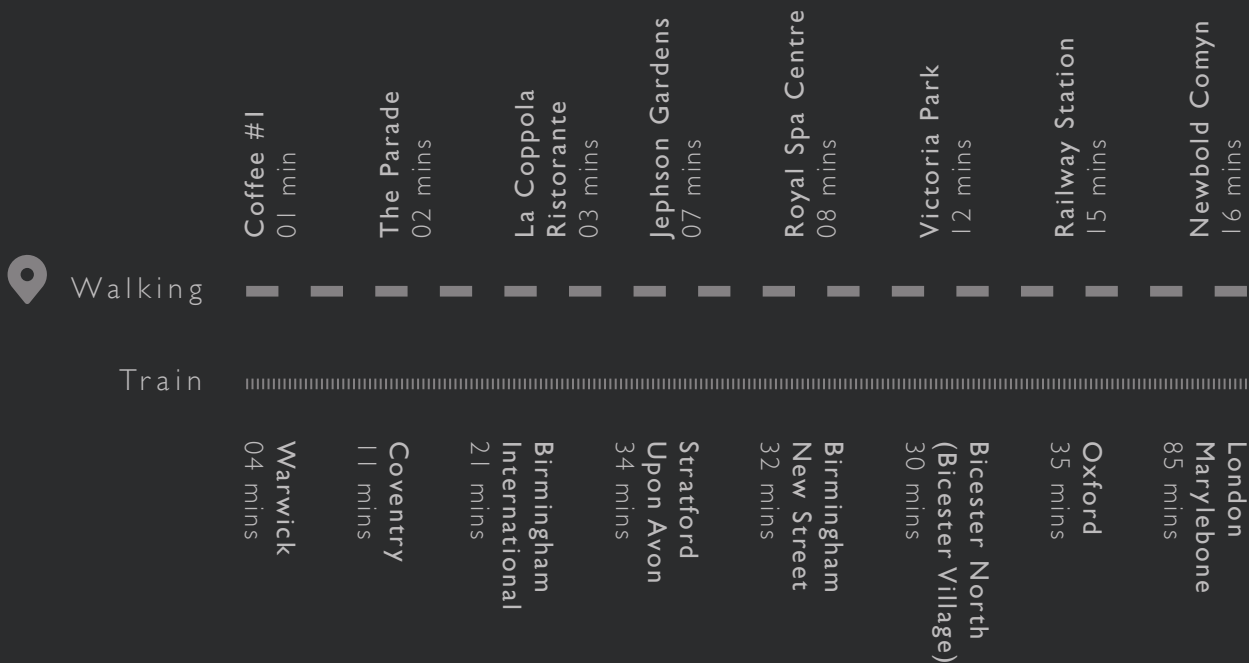
ATTRACTIONS AND TRANSPORT

Situated perfectly between Birmingham and Oxford, Leamington has ideal travel connections. Commute to Birmingham easily in just over 30 minutes, enjoy a leisurely day out in Oxford, or a weekend trip to London which is just over an hour away, with rail services running to Marylebone station.

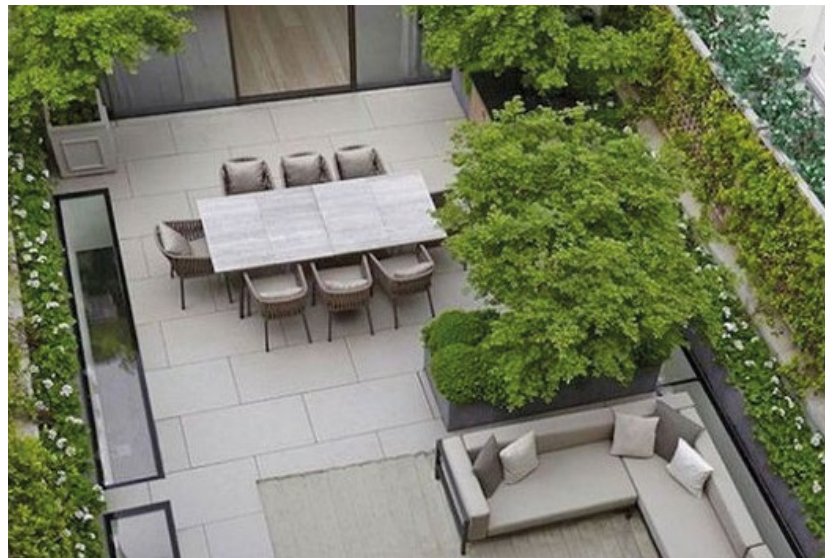
Leamington offers an abundance of outdoor green spaces with multiple parks providing the perfect backdrop for picnics, walks and exercise, a charming slice of the countryside right in the town centre.

All local amenities are within 5 minutes walking distance of the apartments, including local shops, supermarket, gym, cafés and restaurants.

DISTANCE & TIME



Journey times are approximate and for guidance only. Train times represent the shortest journey possible. Reference: National Rail.





STYLISH LIVING

Innovative architecture with a unique interior design across the development, at THE HIDE personality and style come first. The contemporary design, overall attention to detail and high specification of the impressive entrance and communal areas are reflected throughout the development. The creative use of natural materials gives an elegant and contemporary feel, with generous ceiling heights and floor to ceiling windows to create light and airy living spaces in all apartments.

Superb and considered design to make a real impact and a home you won't want to leave.



KITCHENS

Each apartment offers a stunning handle-less style anthracite matt kitchen from Futura. Rich, deep, bold and designed as a sociable space. At the core of this contemporary kitchen, is a space that functions as the hub of the home, with plenty of room for engaging and entertaining. Finished with Caesarstone worktop, splash back and fully integrated luxury Siemens appliances.

- Modern Futura handle-less style anthracite matt.
- 20mm thick Caesarstone worktop and splash backs with under mounted 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 service cupboard, appliances not provided.

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



BATHROOMS

Offering superb levels of comfort and luxury, these contemporary bathrooms make a design statement of their own. Stunning Fired Earth tiles, large format wet rooms, attractive fittings and mirrored cabinets are the signature of modern elegance, creating private spaces where you can relax in boutique hotel style luxury. This is the perfect space to start, or end, every day.

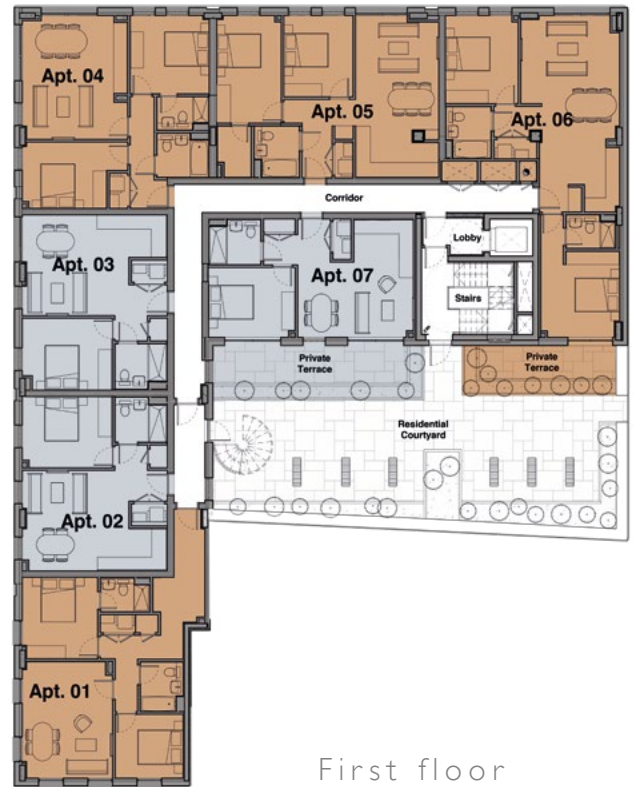
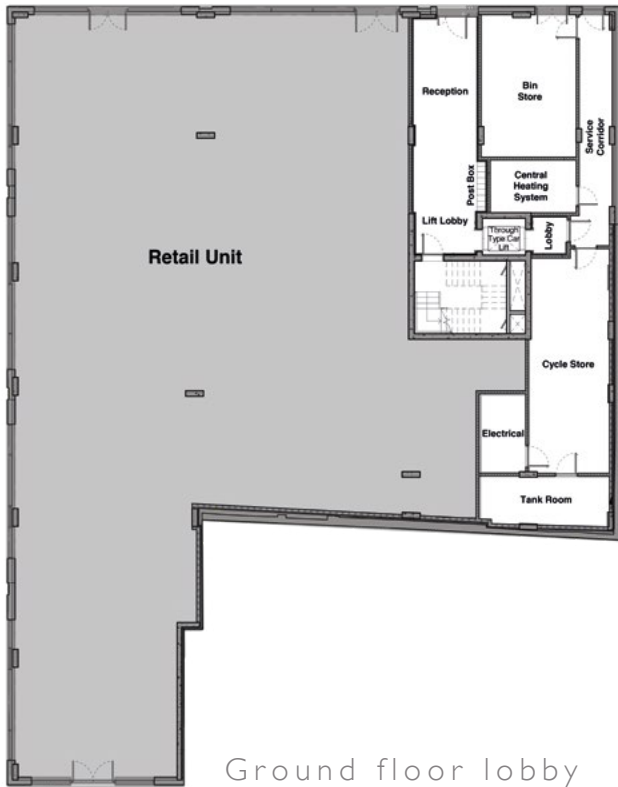
- White ceramic Laufen washbasins.
- Bespoke wall mounted fully mirrored cabinet with shaver sockets.
- White wall mounted WC with soft close seat and dual push button flush.
- Walls finished with 'Fired Earth' tiles with feature walls.
- Large format wet-rooms.
- Thermostatically controlled showers.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

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

SITE PLANS

LOBBY & FIRST FLOOR

Apartments



- 1 bedroom 
- 2 bedrooms 
- 3 bedrooms 

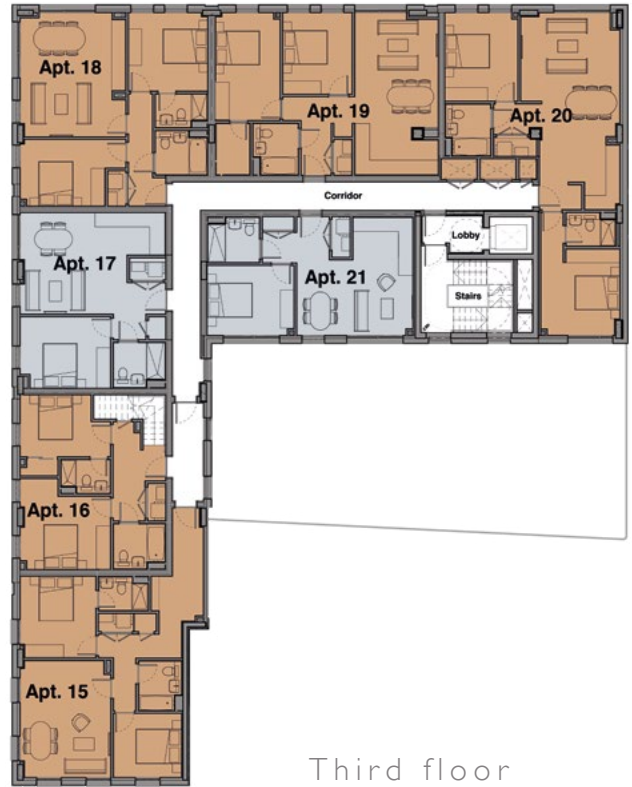
SITE PLANS

SECOND & THIRD FLOORS

Apartments



Second floor



Third floor

- 1 bedroom 
- 2 bedrooms 
- 3 bedrooms 

SITE PLANS

FOURTH & FIFTH FLOORS

Apartments



Fourth floor



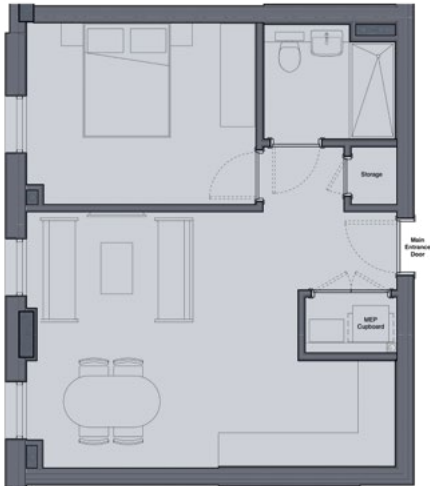
Fifth floor

- 1 bedroom 
- 2 bedrooms 
- 3 bedrooms 

FLOOR PLANS

ONE BEDROOM APARTMENTS

Apt. 2 & 9 | 3, 10 & 17



APARTMENTS 2 & 9

Internal area	49.61m ²	534ft ²
Living/dining	6.451 x 4.485m	21'1" x 14'7"
Bedroom	4.015 x 3.18m	13'2" x 10'4"

Apartment 02 | bedroom, situated on the first floor

Apartment 09 | bedroom, situated on the second floor



APARTMENTS 3, 10 & 17

Internal area	49.80m ²	536ft ²
Living/dining	6.452 x 4.521m	21'2" x 14'8"
Bedroom	4.015 x 3.18m	13'2" x 10'4"

Apartment 03 | bedroom, situated on the first floor

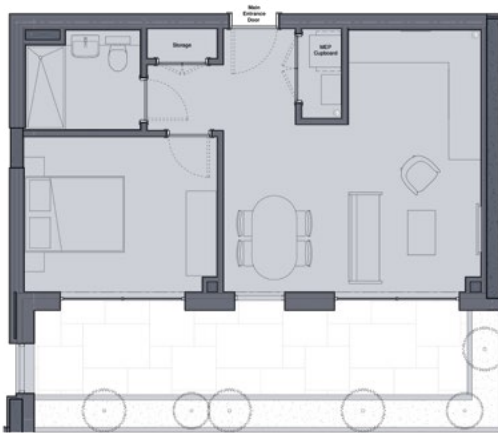
Apartment 10 | bedroom, situated on the second floor

Apartment 17 | bedroom, situated on the third floor

FLOOR PLANS

ONE & TWO BEDROOM APARTMENTS

Apt. 7, 14, 21 & 26 | 4, 11 & 18

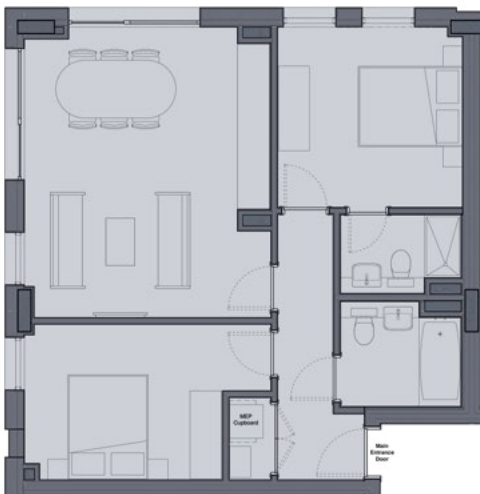


APARTMENTS 7, 14, 21 & 26

Internal area	47.79m ²	514ft ²
Living/dining	5.165 x 5.26m	16'9" x 17'2"
Bedroom	3.871 x 3.117m	12'7" x 10'2"

- Apartment 07** | bedroom, situated on the first floor
- Apartment 14** | bedroom, situated on the second floor
- Apartment 21** | bedroom, situated on the third floor
- Apartment 26** | bedroom, situated on the fourth floor

Note - apartment 7 comes with a private terrace measuring 14.76m² / 514ft²



APARTMENTS 4, 11 & 18

Internal area	68.45m ²	737ft ²
Living/dining	4.687 x 5.53m	15'4" x 18'1"
Bedroom 1	3.525 x 3.435m	11'6" x 11'3"
Bedroom 2	4.7 x 2.965m	15'4" x 9'7"

- Apartment 04** 2 bedrooms, situated on the first floor
- Apartment 11** 2 bedrooms, situated on the second floor
- Apartment 18** 2 bedrooms, situated on the third floor

FLOOR PLANS

TWO BEDROOM APARTMENTS

Apt. 6, 13 & 20



APARTMENTS 6, 13 & 20		
Internal area	76.17m ²	820ft ²
Living/dining	8.783 × 4.415m	28'8" × 14'5"
Bedroom 1	3.835 × 3.515m	12'6" × 11'5"
Bedroom 2	3.94 × 3.25m	12'9" × 10'7"

Apartment 06 2 bedrooms, situated on the first floor
Apartment 13 2 bedrooms, situated on the second floor
Apartment 20 2 bedrooms, situated on the third floor

Note - apartment 6 comes with a private terrace measuring 9.1m² / 98ft²

FLOOR PLANS

TWO BEDROOM APARTMENTS

Apt. 5, 12 & 19 | 1, 8 & 15



APARTMENTS 5, 12 & 19		
Internal area	70.42m ²	758ft ²
Living/dining	3.715 x 7.228m	12'2" x 23'7"
Bedroom 1	2.875 x 4.79m	9'4" x 15'7"
Bedroom 2	3.085 x 3.63m	10'1" x 11'9"

Apartment 05 2 bedrooms, situated on the first floor
 Apartment 12 2 bedrooms, situated on the second floor
 Apartment 19 2 bedrooms, situated on the third floor



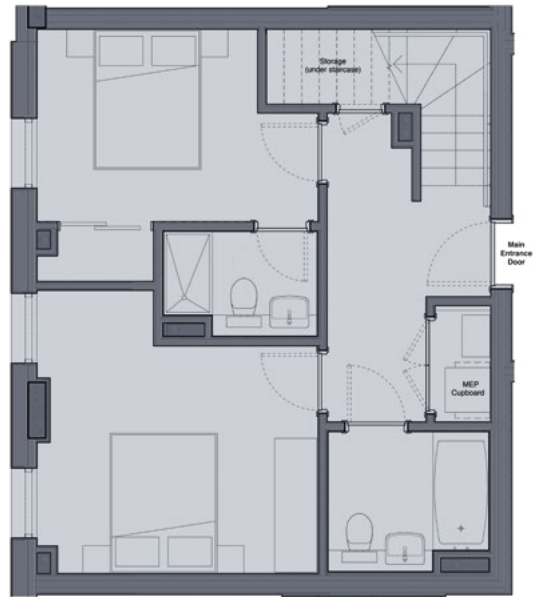
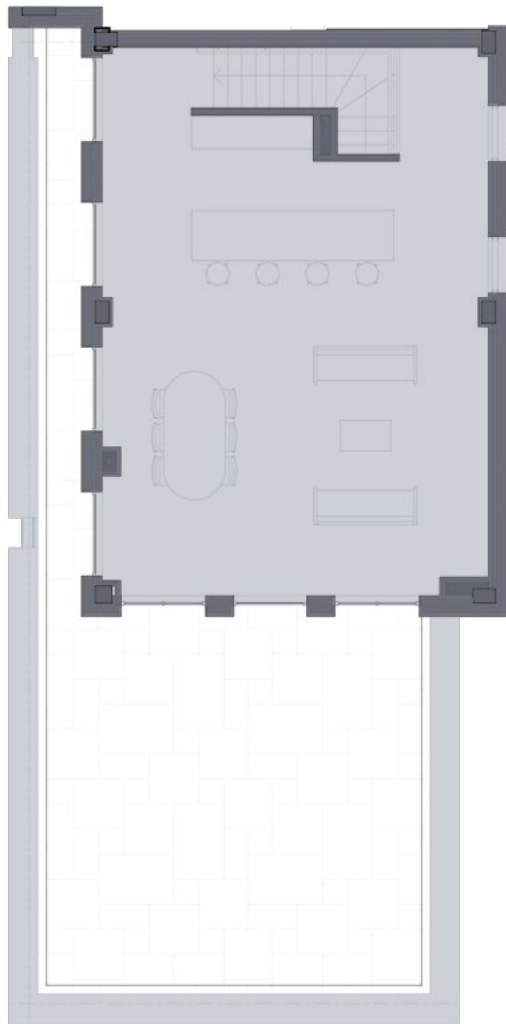
APARTMENTS 1, 8 & 15		
Internal area	69.30m ²	746ft ²
Living/dining	4.03 x 5.2m	13'2" x 17'
Bedroom 1	3.36 x 3.634m	11' x 11'9"
Bedroom 2	3.03 x 2.845m	9'9" x 9'3"

Apartment 01 2 bedrooms, situated on the first floor
 Apartment 08 2 bedrooms, situated on the second floor
 Apartment 15 2 bedrooms, situated on the second floor

FLOOR PLANS

TWO BEDROOM DUPLEX

Apt. 16



APARTMENT 16 - DUPLEX

Internal area	114.36m ²	1,231ft ²
Living/dining	6.865 x 9.768m	22'5" x 33'
Bedroom 1	4.015 x 2.756m	13'1" x 9'
Bedroom 2	4.015 x 3.26m	13'1" x 10'7"

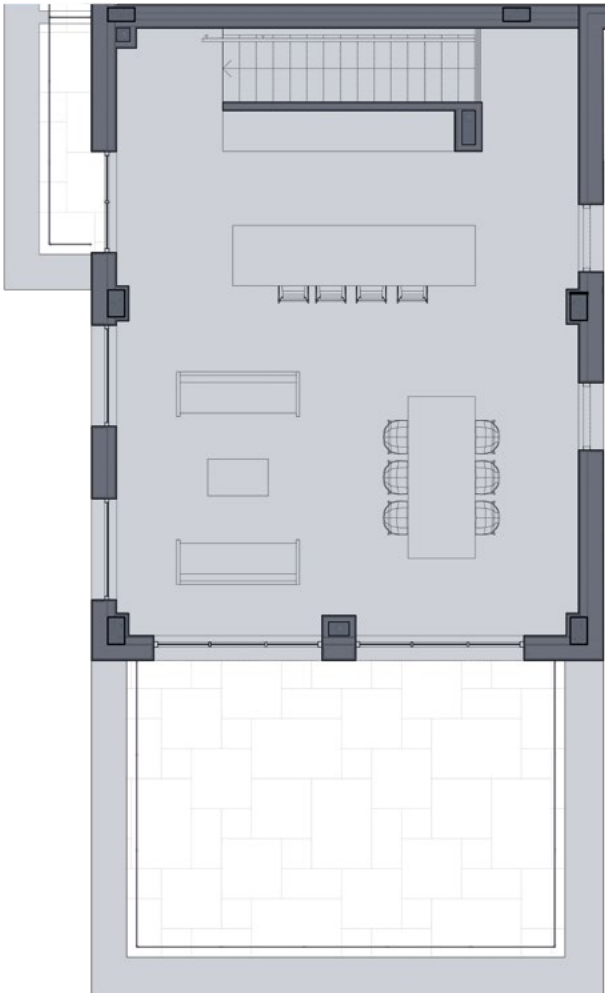
Apartment 16 2 bedrooms, situated on the third floor, living area and outdoor terrace is on the fourth floor

Note - apartment 16 comes with a private terrace measuring 58.50m² / 630ft²

FLOOR PLANS

TWO BEDROOM DUPLEX PENTHOUSE

Apt. 22



APARTMENT 22 - DUPLEX

Internal area	122.16m ²	1,315ft ²
Living/dining	6.865 x 8.901m	22'5" x 29'2"
Bedroom 1	8.029 x 2.71m	26' 3" x 8'8"
Bedroom 2	4 x 4.245m	13'1" x 13'9"

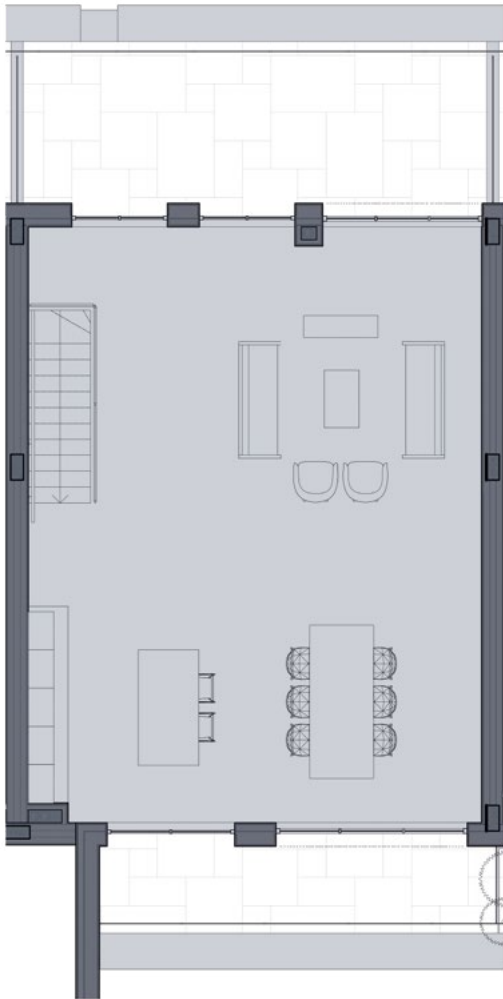
Apartment 22 2 bedrooms, situated on the fourth floor, living area and outdoor terrace are on the fifth floor

Note - apartment 22 comes with 2 private terraces measuring 30.32m² / 326ft² & 3.31m² / 36ft²

FLOOR PLANS

TWO BEDROOM DUPLEX PENTHOUSE

Apt. 24



APARTMENT 24 - DUPLEX

Internal area	115.28m ²	1,243ft ²
Living/dining	7.11 x 9.35m	23'3" x 30'7"
Bedroom 1	3.625 x 3.435m	11'9" x 11'3"
Bedroom 2	3.36 x 3.616m	11' x 11'9"

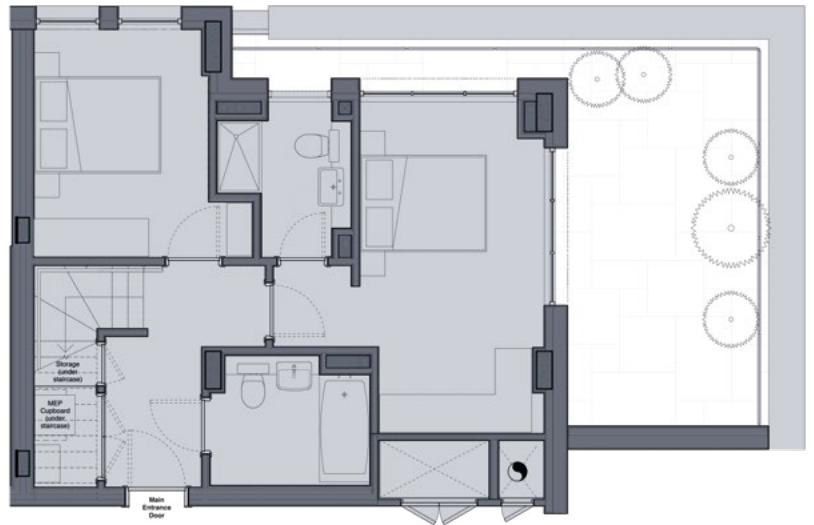
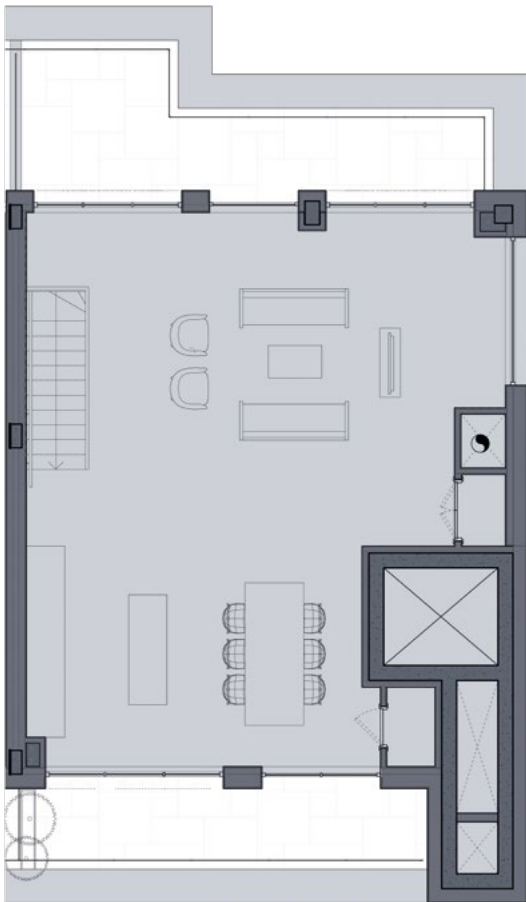
Apartment 24 2 bedrooms, situated on the fourth floor, living area and outdoor terraces are on the fifth floor

Note - apartment 24 comes with 2 private terraces measuring 17.34m² / 187ft² & 7.53m² / 81ft²

FLOOR PLANS

TWO BEDROOM DUPLEX PENTHOUSE

Apt. 25



APARTMENT 25 - DUPLEX

Internal area	115.38m ²	1,242ft ²
Living/dining	8.082 x 9.35m	26'5" x 30'7"
Bedroom 1	2.922 x 5.26m	9'6" x 17'3"
Bedroom 2	2.765 x 3.615m	9'1" x 11'9"

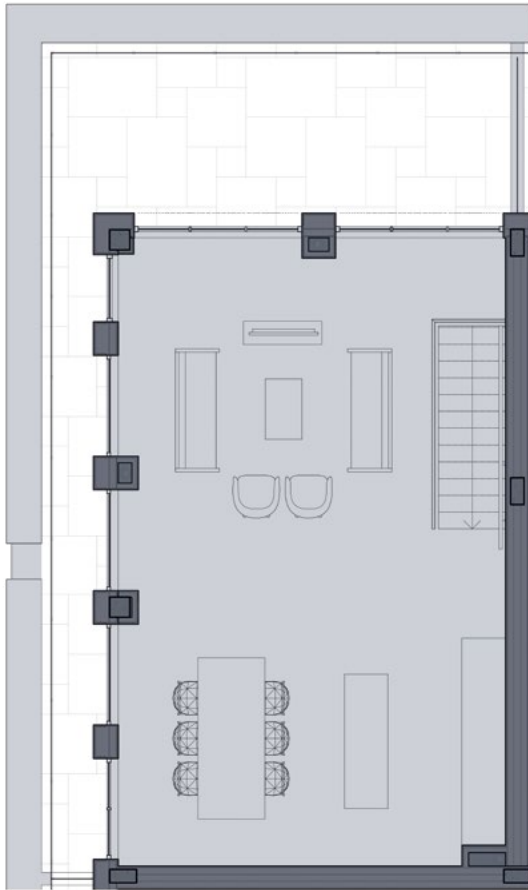
Apartment 25 2 bedrooms, situated on the fourth floor, living area on the fifth floor and outdoor terraces are split across the fourth and fifth floors.

Note - apartment 25 comes with 3 private terraces measuring 24.90m² / 268ft², 12.55m² / 135ft² & 8.34m² / 90ft²

FLOOR PLANS

THREE BEDROOM DUPLEX PENTHOUSE

Apt. 23



APARTMENT 23 - DUPLEX

Internal area	11.51m ²	1,198ft ²
Living/dining	5.77 × 9.35m	18'9" × 30'7"
Bedroom 1	4.663 × 2.874m	15'3" × 9'4"
Bedroom 2	4.065 × 3.443m	13'3" × 11'3"
Bedroom 3	2.875 × 2.32m	9'4" × 7'6"

Apartment 23 3 bedrooms, situated on the fourth floor, living area and outdoor terrace are on the fifth floor

Note - apartment 23 comes with a private terrace measuring 22.46m² / 242ft²

HEATING

- Thermostatically controlled under-floor heating throughout.

LIGHTING

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

The properties are wired for advanced Technology, AV, and data systems.

- Data connections available to all TV locations, terminating at the apartment service cupboard for easy networking.

HIGH-DEFINITION TV

- Ready-cabled for HD and 4K. With additional components based on your requirements.

TELEVISION & TELEPHONE

- Freeview and SkyHD points to reception rooms and all bedrooms.
- Telephone data points to all reception rooms and master bedrooms.

SECURITY

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

GENERAL

- All apartments benefit from a 10-year 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.



PARNOCK STREET

Coffee#1

Coffee#1

MINUTIAE

EFE4



THE HIDE

LEAMINGTON SPA

The Hide, Oxford Row, Leamington Spa, CV32 4RH

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