



ROYAL PRIORS APARTMENTS

by



STONEHOUSE

SPACES REDEFINED

INTRODUCTION

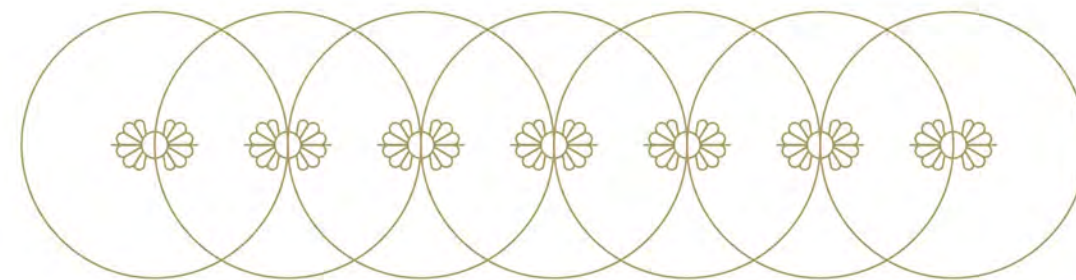
British architecture is renowned across the globe for its stunning and magnificent heritage. Period properties remain across the country however regrettably many of these once loved listed buildings have been left to fall in to a state of disrepair.

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Established in 2004 Stonehouse are building an enviable reputation for sourcing and acquiring these hidden gems and lovingly restoring and re-purposing them back to their former glory as residential dwellings. They provide a true 360 degree service on every project, from acquisition to design and cost management and ultimately the development and timely delivery of each apartment scheme.

The historical understanding and specialist skills required in their conservation and restoration work should never be underestimated. The team along with their passion for period and listed architecture collaborate their extensive experience and well honed skills to deliver something quite unique.

With particular emphasis being put on attention to detail and quality craftsmanship every development retains and restores as many period features as possible whilst encompassing the requirements for modern day living and in turn creating new history for generations to come.

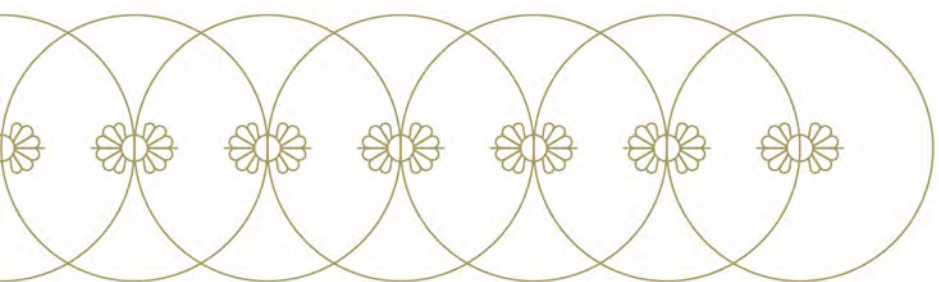


ROYAL PRIORS APARTMENTS

49-51 PARADE, LEAMINGTON SPA



“A beautiful development of 6 apartments in the picturesque setting of Royal Leamington Spa, known for its Regency architecture and broad boulevards.”



ROYAL LEAMINGTON SPA

Leamington Spa was originally called Leamington Priors, named after the River Leam and Kenilworth Priory, who owned it in medieval times.

During the 18th century, when spa towns were becoming fashionable, the only known mineral spring in Leamington was situated on the Earl of Aylesford's land. The Earl wanted the water to remain freely accessible and refused to build commercial baths on the site. A well was later built over the spring and people were still allowed to take small quantities of water for free.

Set on the winding River Leam, Royal Leamington Spa is known for its Regency architecture and broad boulevards.



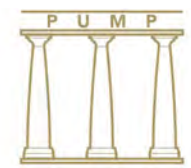
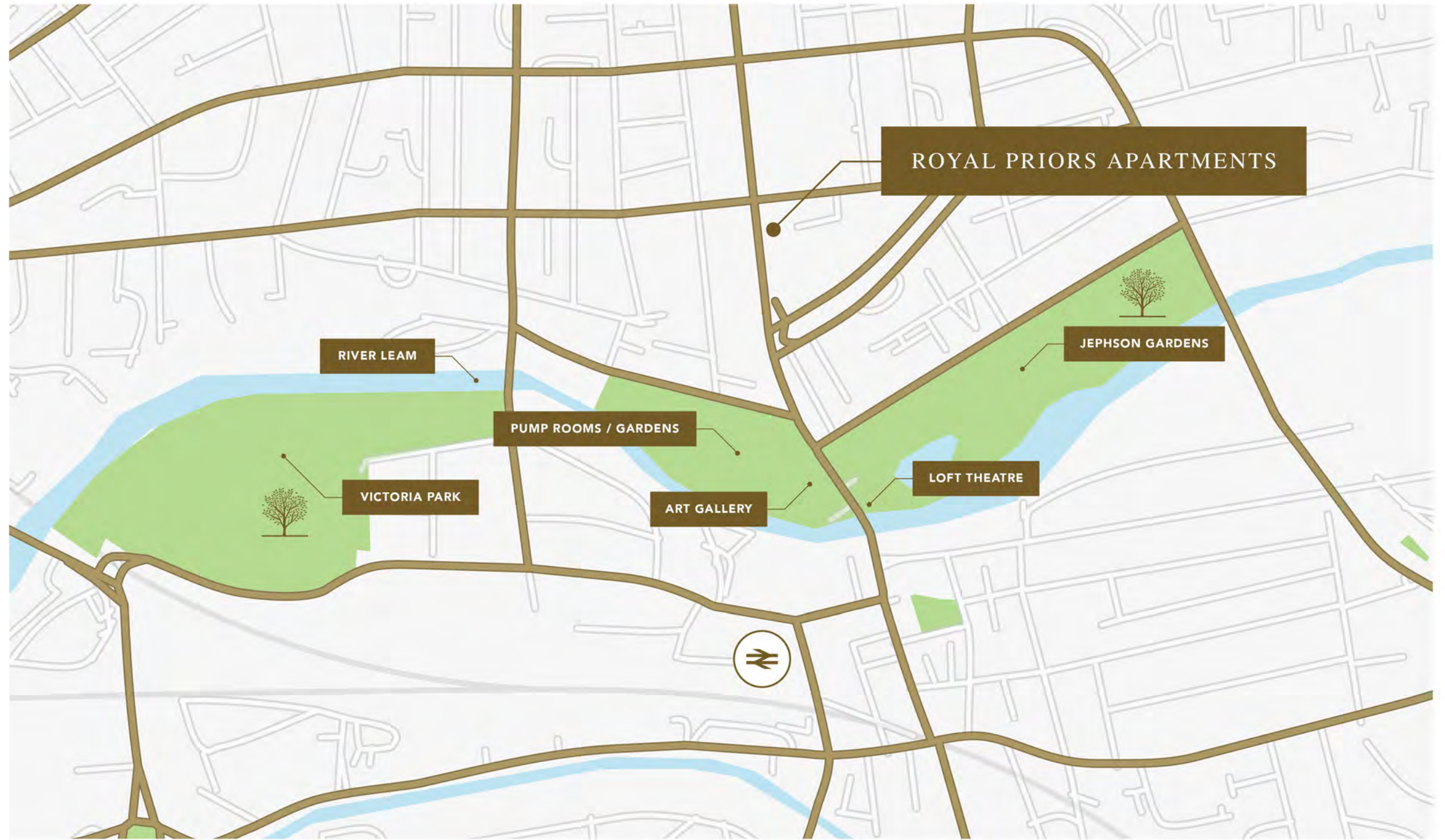
LOCATION

Wide boulevards, stunning architecture and award-winning parks provide a sophisticated backdrop to this Regency town.

Leamington town centre combines a diverse mix of independent boutiques alongside high street brands. With an impressive array of entertainment venues and restaurants plus some of the country's best spas and salons Leamington Spa has something to offer everyone.

The rail links provide a quick and easy commute to Warwick, Solihull, Birmingham & London.

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The Royal Library & Pump Rooms / Gardens

3 mins

5 mins



Leamington Art Gallery

3 mins

5 mins



Victoria Park

3 mins

7 mins



Loft Theatre

4 mins

7 mins



River Leam

4 mins

7 mins



Jephson Glasshouse and Gardens

4 mins

8 mins



Victoria Park

3 mins

7 mins



Quarry Park District Golf Club

6 mins

-



Train Station

7 mins

13 mins



Warwick Castle

10 mins

-



Motorway

16 mins

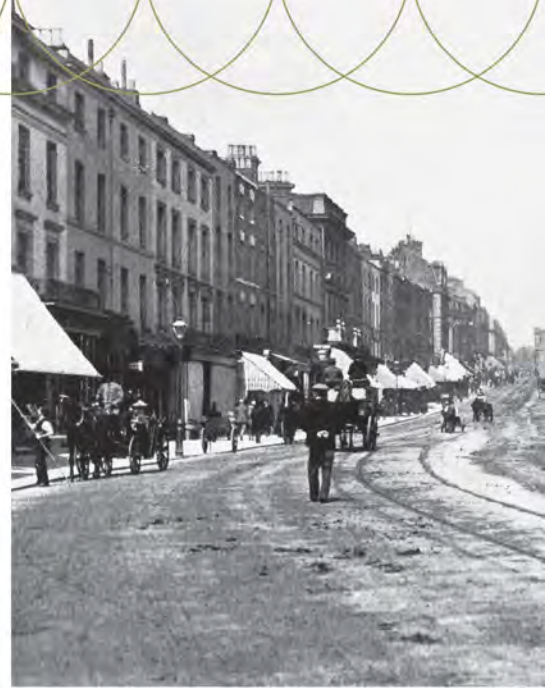
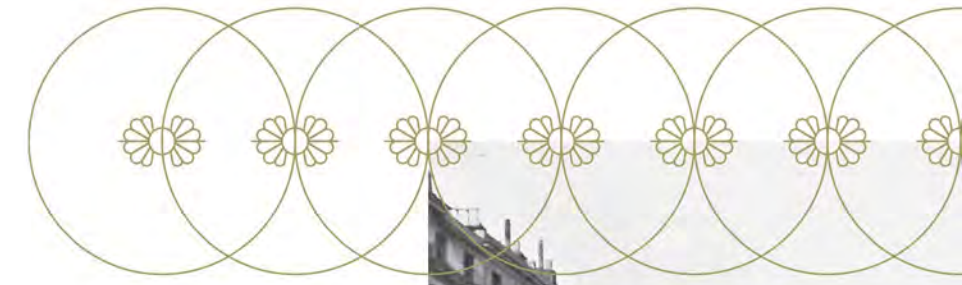
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London

2 hrs

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Leamington Priors

THE BUILDING'S HISTORY

The town of Leamington Spa, originally known as Leamington Priors was a tiny village until around 1800. The value of the mineral springs was known in the Middle Ages however it was not until 1784 that the small village began rediscovering its saline springs and started to build baths around some of them.

Leamington became famous for its natural springs health benefits and was bestowed with the new title of Royal Leamington Spa by a young Queen Victoria in 1838. Thousands came to "take the waters" in this fashionable town with its stunning Regency architecture, wide boulevards and award winning gardens.

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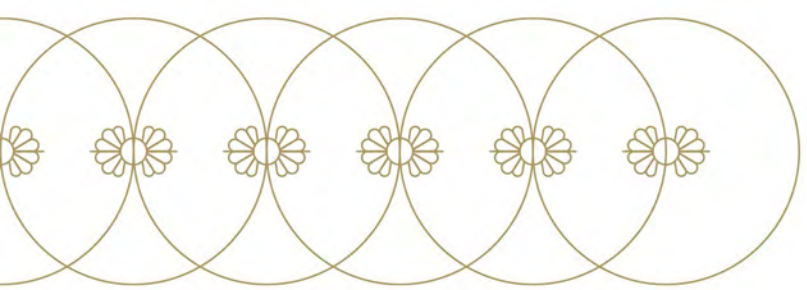
INTERIORS

Situated in the heart of Leamington Spa, Royal Priors is a stunning development of 6 luxury apartments.

The careful preservation and restoration of this beautiful building's period features, combined with the creative use of natural materials, delivers an elegant and contemporary feel.

With generous ceiling heights and large comfortable living spaces, Royal Priors is the perfect space for relaxing and entertaining alike.

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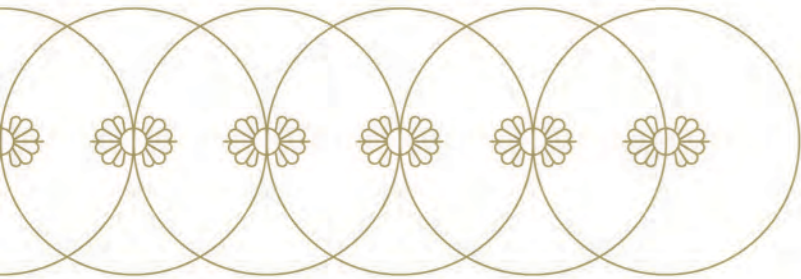


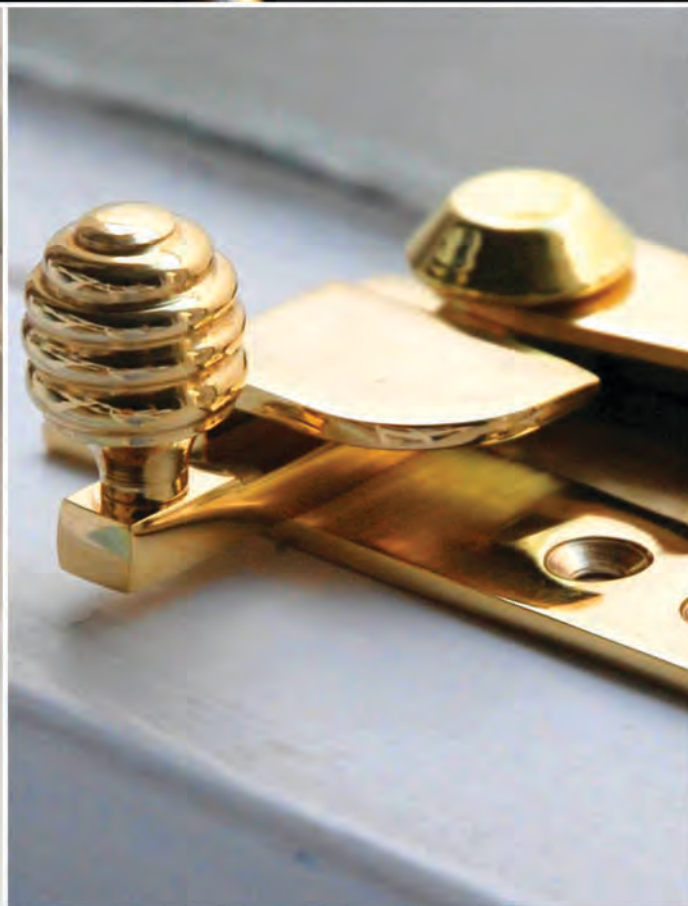
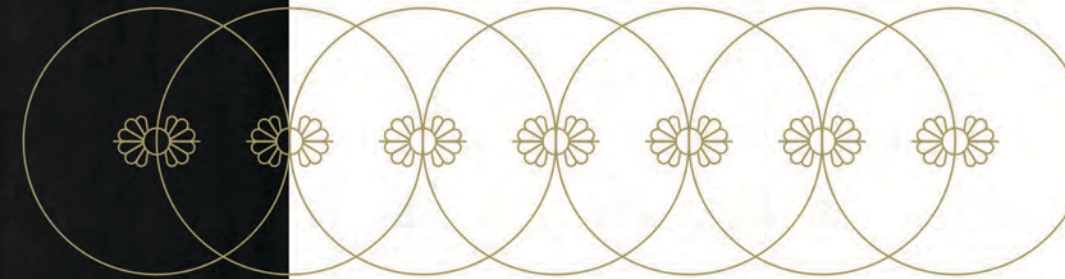
INTERIORS

Located on the 3rd floor, apartments 5&6 are presented as duplex living, with 2nd bedrooms & ensuites forming part of a stunning loft conversion.

The theme of preservation has been retained from the lower floors. The existing timber joist framework carefully restored, bringing a historic dynamic aesthetic to the bedrooms. The walk-in skylight balcony offers additional space and natural daylight.

A contemporary balance in the ensuite is achieved with full marble tile walls & floors, accompanied with a clean line look bathroom suite and central island bath.





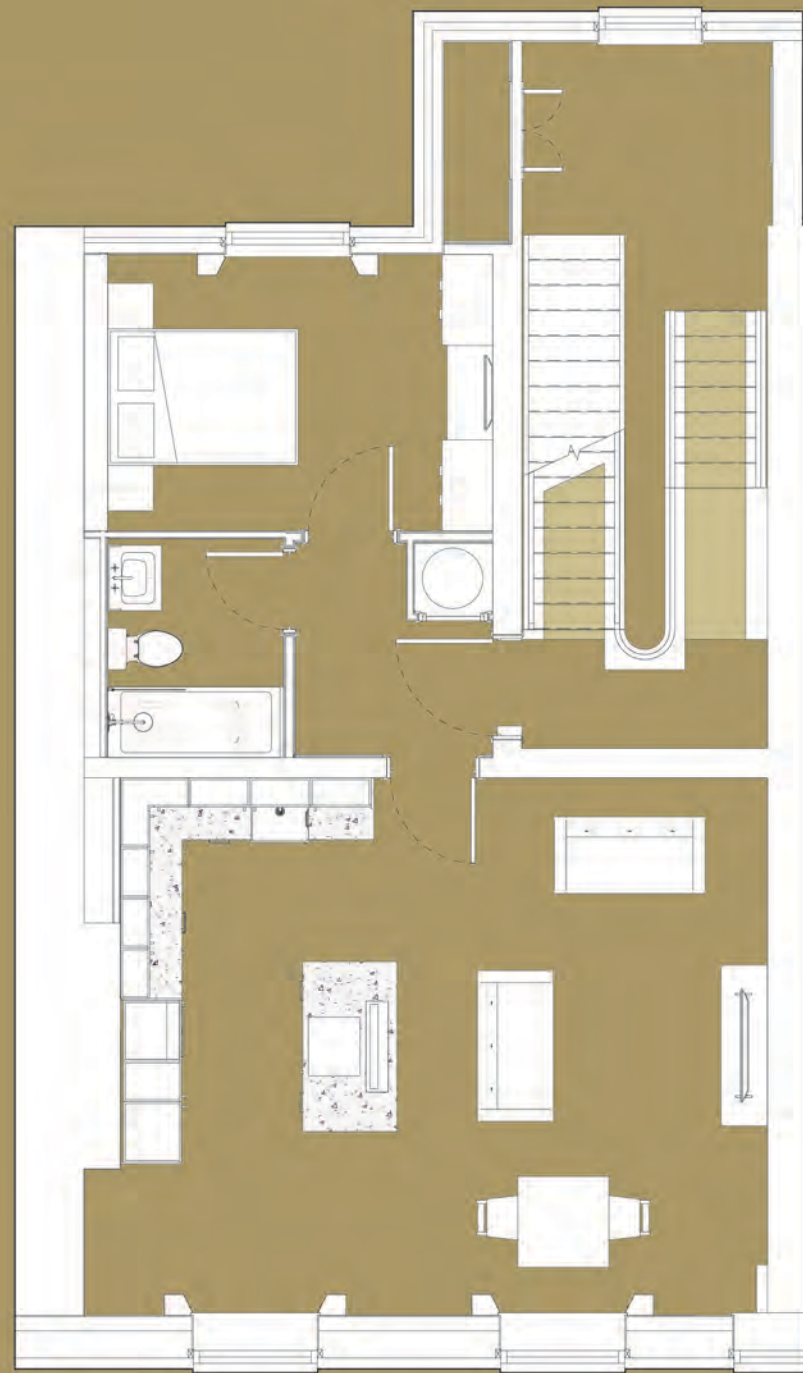
FINISHING TOUCHES

Imagine coming home after a long day and the comfort of walking across beautiful oak flooring that sweeps around in to your elegant kitchen, with its bespoke cabinetry, Belfast sink and quartz work tops, all tastefully complimented with aged brass fixtures and fittings.

Pour a glass of wine and cook a delicious meal using your top of the range appliances then relax in the lounge area taking in its generous proportions, high ceiling and the beautifully restored period features. Winding down and pampering yourself will be easy in the stylish bathroom complimented by porcelain tiles, period style Vitra bathroom furniture and aged brass fixtures.

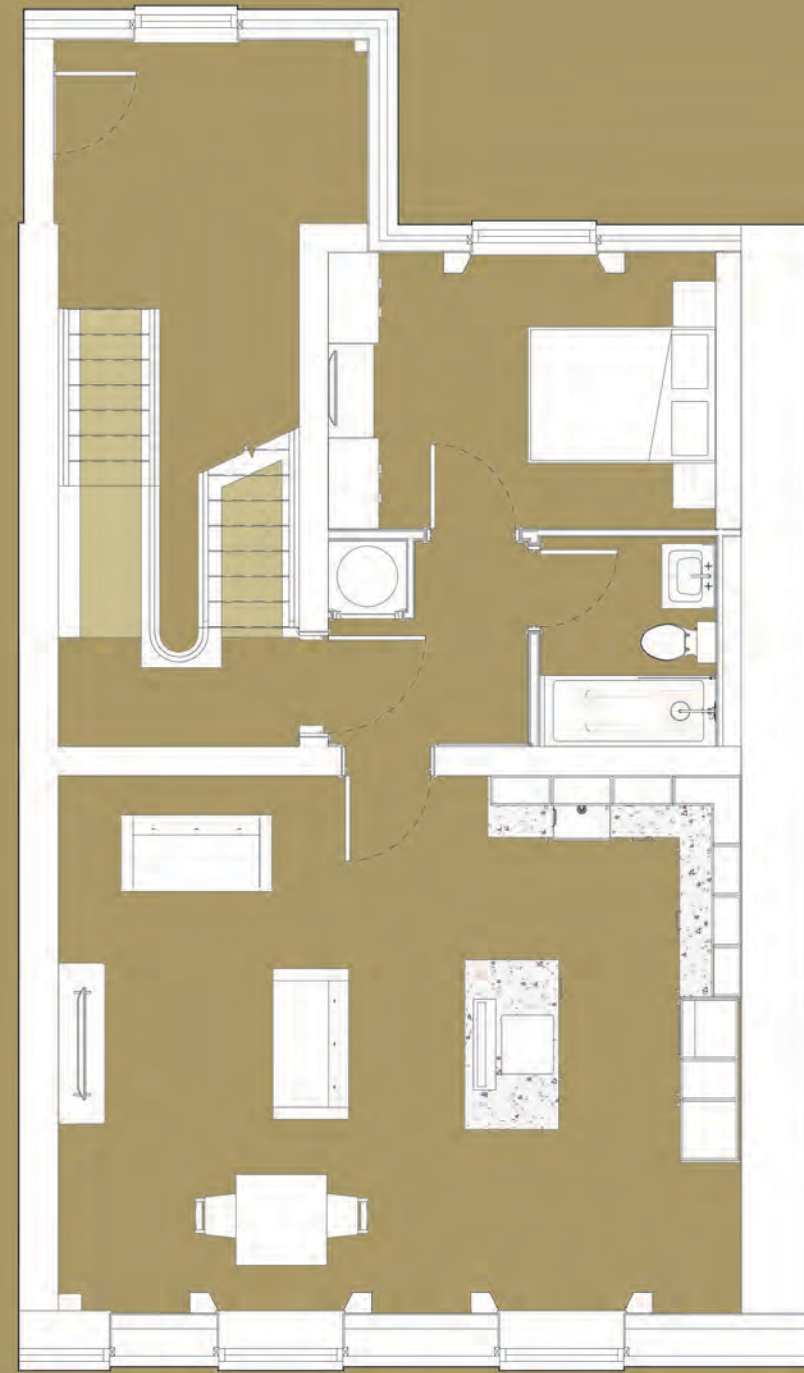
Generous proportions, high ceiling and the beautifully restored period features

FLOORPLANS



APARTMENT 1
Situated on the first floor

Internal area	56.7m ²	610ft ²
Living/dining	6.389 x 5.300m	20'96" x 17'3"
Bedroom	3.800 x 2.706m	12'4" x 8'8"



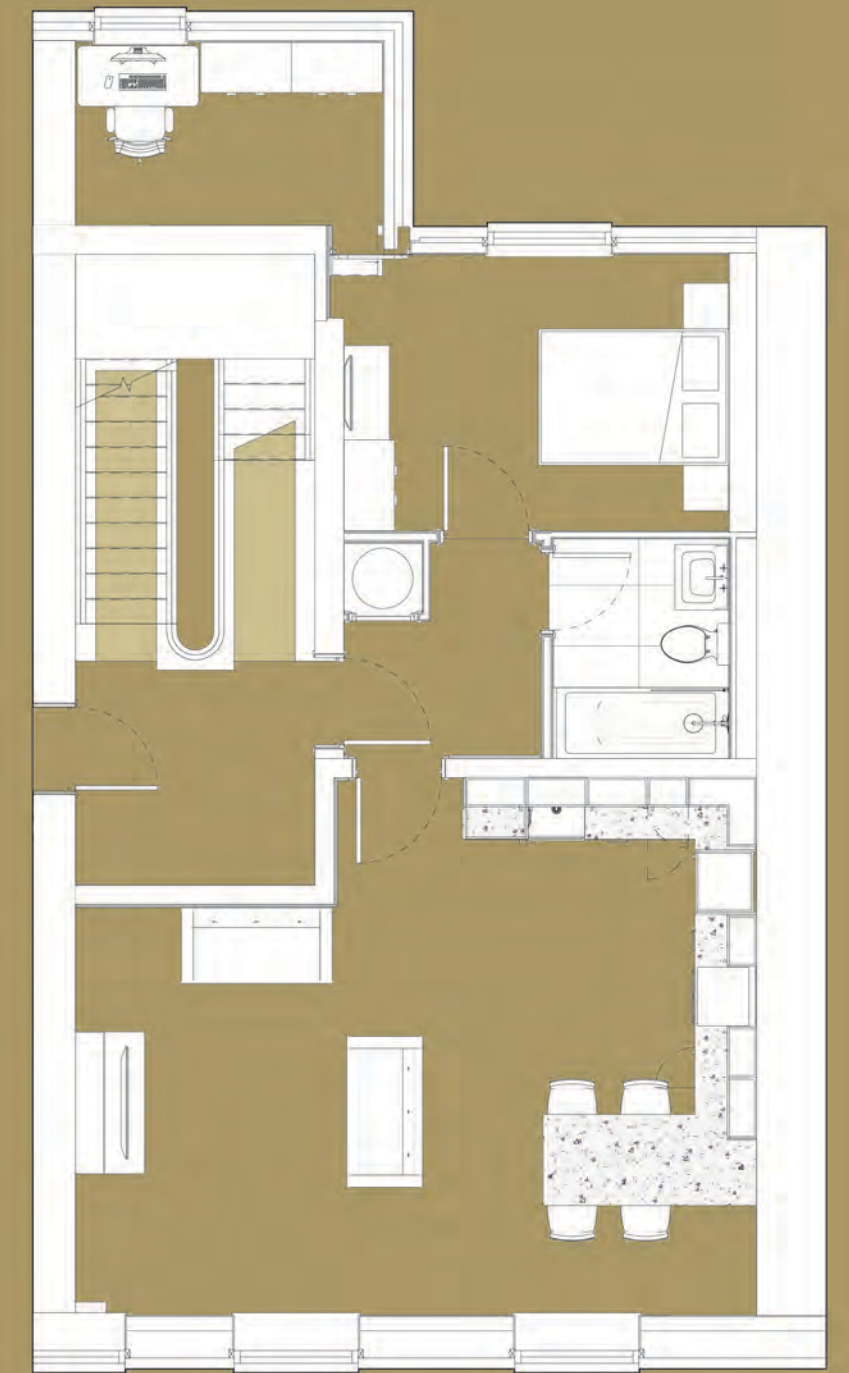
APARTMENT 2
Situated on the first floor

Internal area	56.7m ²	610ft ²
Living/dining	6.740 x 5.300m	22'1" x 17'3"
Bedroom	3.825 x 2.731m	12'5" x 8'9"



APARTMENT 3
Situated on the second floor

Internal area	60m ²	645ft ²
Living/dining	6.376 x 5.300m	21'1" x 14'7"
Bedroom	3.800 x 2.731m	13'2" x 10'4"

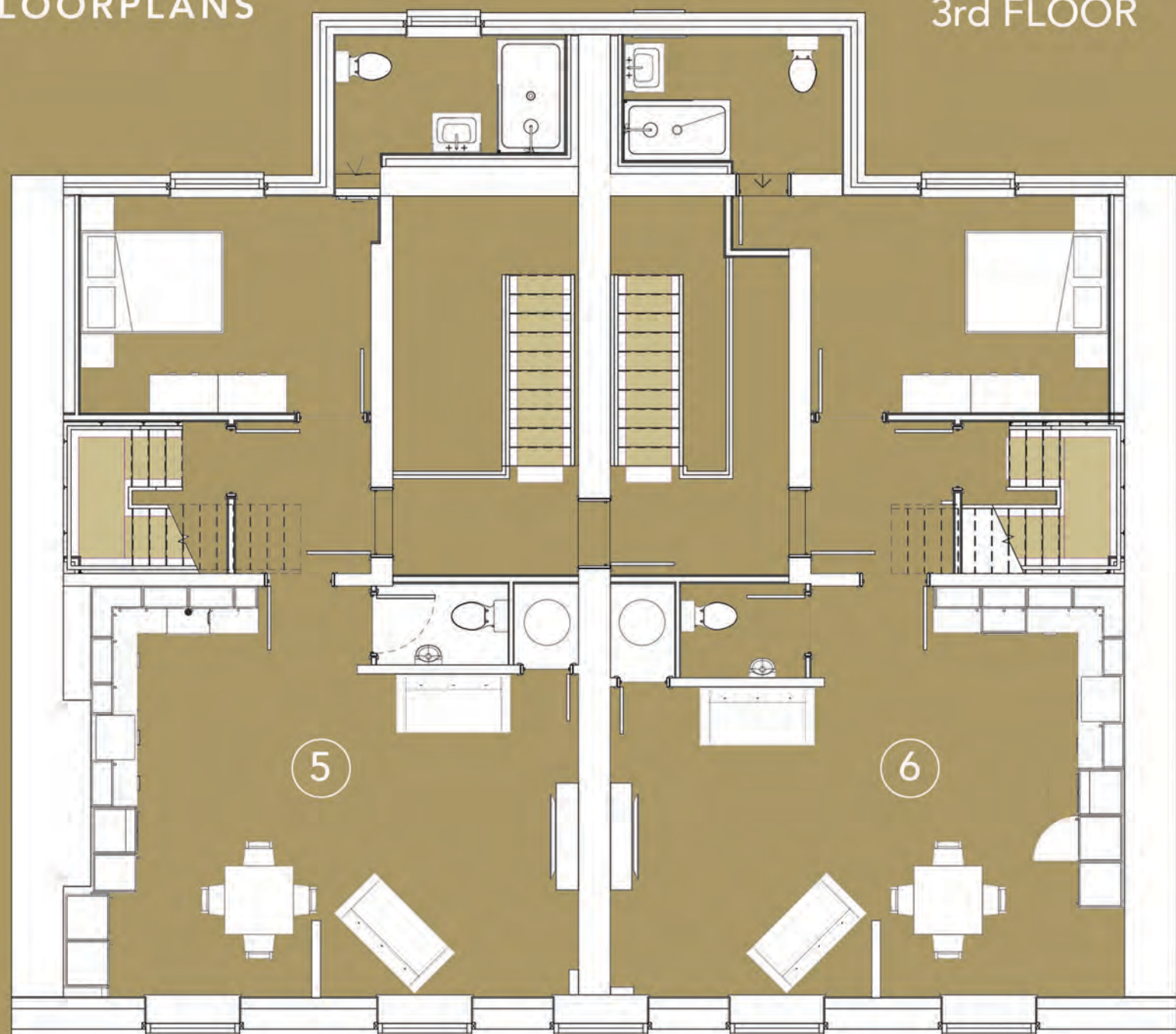


APARTMENT 4
Situated on the second floor

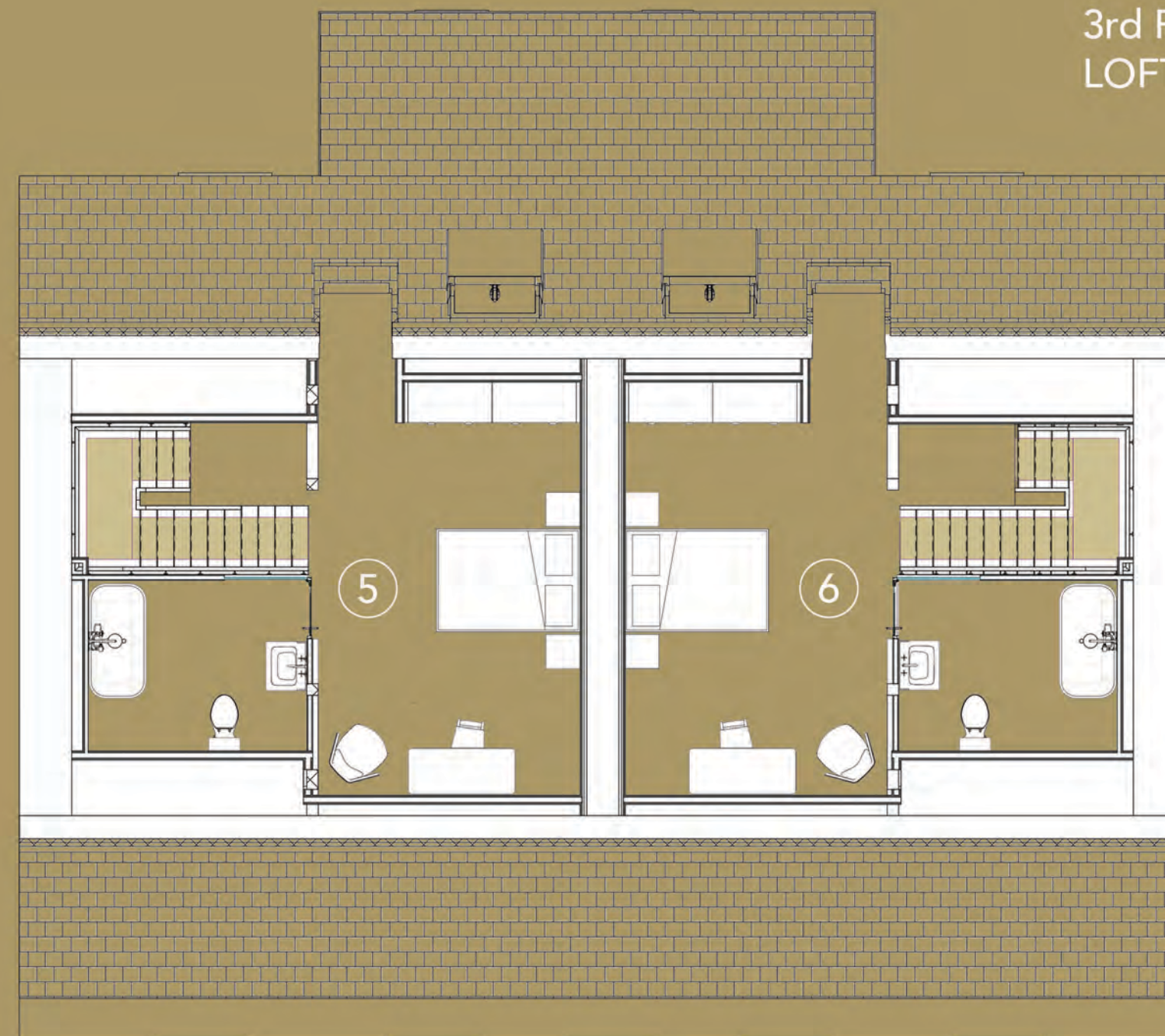
Internal area	59.2m ²	637ft ²
Living/dining	6.723 x 5.300m	21'1" x 14'7"
Bedroom	3.800 x 2.731m	13'2" x 10'4"

FLOORPLANS

3rd FLOOR



3rd FLOOR
LOFT LEVEL



APARTMENT 5

Duplex situated on the 3rd floor

Internal area	90m ² / 969 ft ²
Living/dining	6736x5366mm / 22'2" x 17'7"
Bedroom	3798x2837mm / 12'6" x 9'3"
Bedroom (attic)	5391x3422mm / 17'8" x 11'3"

APARTMENT 6

Duplex situated on the 3rd floor

Internal area	90m ² / 1000 ft ²
Living/dining	6723x5366mm / 22' x 17'7"
Bedroom	3890x2837mm / 12'9" x 9'3"
Bedroom (attic)	5391x3422mm / 17'8" x 11'3"