



# DICKINS HOUSE

An exciting brand new Town Centre development of 9 one, two and three bedroom apartments and duplex apartments (some with terraces) and all with car parking



## DICKINS HOUSE

**Dickins House** is an exclusive new development by local company Kigass Ltd, of nine high specification one, two, and three bedroom apartments, all individually designed to provide spacious internal layouts, the majority with private outdoor space or access to and all with off street parking. Centrally situated in an enviable Leamington Spa location providing a great opportunity to enjoy all Leamington Spa has to offer.

**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.



# SPECIFICATION

## Kitchen Technology

Contemporary British handmade Kitchens by Hatt featuring handle less base and wall units, soft close drawers and doors.

Quartz worktop and upstand, stainless steel under mounted bowl sink with contemporary stainless steel mixer tap

Siemens integrated stainless steel fan assisted single electric oven

Siemens integrated microwave (in Apartments 2,3,4,5,8 & 9)

Siemens induction four ring touch control glass hob

Neff integrated washer/dryer (in Apartments 1, 6 & 7)

Neff freestanding washer and dryer (separate machines)

(in Apartments 2, 3, 4, 5, 8 & 9)

Neff integrated 70/30 fridge freezer

Caple 300mm Wine Coolers (in Apartments 2, 3, 8 & 9)

Neff integrated dishwasher

## Bathroom and En-Suite Technology

Contemporary white ceramic sanitaryware by Porcelanosa

Polished chrome taps and thermostatic shower fittings by Porcelanosa

Large format contemporary wall and floor tiles

Mirrors and vanity cupboards by Porcelanosa

Chrome heated towel rail

Shaver point

Low profile shower tray with clear glass screens

## Interior Finishes

Contemporary faced internal doors

Polished chrome door furniture throughout

Carpet to all bedrooms

Engineered wood flooring to hall, living and kitchen areas

Satin finished white woodwork throughout

Contemporary painted walls with white emulsion ceilings

## Electrical and Lighting

Task lighting beneath wall units in Kitchens

A combination of mains voltage LED lighting throughout

White sockets and switches throughout

## Home Entertainment

Multimedia installation to provide terrestrial TV; satellite TV, telephone/ data points

Virgin Fibre Optic cabling in Apartments, minimum download speed of 50MB and up to 200MB (as specified by virgin but not guaranteed by the developer).

## Heating/Hot Water/Energy Efficiency

Energy efficient gas condensing boilers for heating and hot water system

Thermostatically controlled zonal under floor heating throughout, smart phone compatible

Chrome thermostatically heated towel rail to Bathroom and En-Suite

## 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 NHBC Building Warranty

## Common Areas

Tiled entrance lobby

Carpet to communal stairs & landing areas

Individual lockable storage area provided for each apartment within a separate outbuilding

Common areas centrally heated throughout

Automatic zonal 'welcome home' lighting system activated by motion detectors throughout the common areas

## General

Allocated parking space (two for 2 Bedroom and one for 1 Bedroom Apartments)

Utility space provided in all 2 Bedroom Apartments

Fitted wardrobes provided in all Master and Bedroom 1

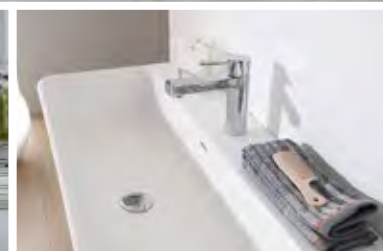
Terraces (Apartments 2, 4, 5, 6, 8 & 9)

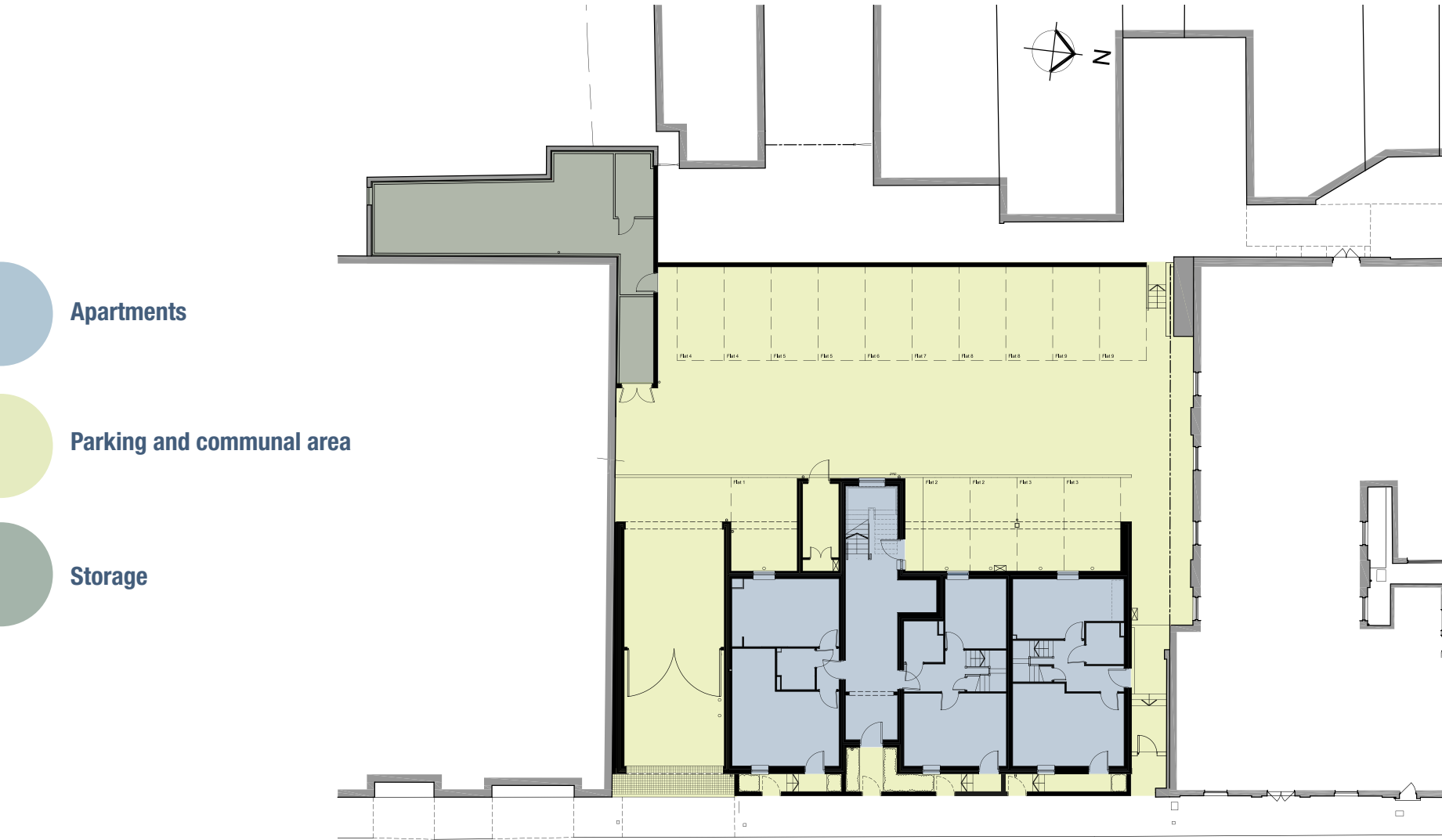
Large fully glazed patio doors lead to the private terraces

Automated entry to main carpark gates

External LED security and amenity lighting

Two Electric Car charging points





**Apartments**

**Parking and communal area**

**Storage**

SITE PLAN

# LOCATION



DICKINS HOUSE

- Apartment 1  
52.3 Sq/m
- Apartment 2  
99.8 Sq/m
- Apartment 3  
123.0 Sq/m



GROUND FLOOR





**Apartment 4**  
125.3 Sq/m

**Apartment 2**

**Apartment 3**

FIRST FLOOR

**Apartment 5**  
118.2 Sq/m

**Apartment 6**  
55.5 Sq/m

**Apartment 7**  
60.1 Sq/m



SECOND FLOOR



**Apartment 8**  
107.8 Sq/m

**Apartment 9**  
105.5 Sq/m

THIRD FLOOR

For further information please contact:

**Kigass  
Limited**

A development by  
Kigass Limited, Warwick

**ehB**  
NEW HOMES

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