

THE ROYAL TERRACE

ROYAL LEAMINGTON SPA



where classic elegance meets contemporary living

T H E R O Y A L T E R R A C E

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R E V I V I N G A C L A S S I C

T H E R O Y A L T E R R A C E

The Royal Terrace offers a wonderful collection of twenty five individually crafted apartments located within a grade II listed Regency terrace and two newly built contemporary townhouses. The house names of Newbold, Flavel, Edgeville and Jephson have been reintroduced and the apartments within them now offer the new owners the grandeur of those Regency times along with modern contemporary living. Each apartment features a thoughtful blend of original character that has been sympathetically restored, paired with sleek styling and quality fixtures and fittings. The two town houses fronting Rosefield Street have been designed to present a contemporary interpretation of the local Regency architecture and to provide easy modern day luxury living.





R E V I V I N G A C L A S S I C

With the emergence of Leamington Priors as a spa town in the early 19th century, development of the town centred on areas around the natural springs. One of these springs was discovered to the north of the River Leam resulting in the first phase of the development of the new town which incorporated the grand Pump Rooms and the public gardens now known as Jephson Gardens.

Plans to develop the area further focussed on three principal roads, Leam Terrace, Russell Terrace and Newbold Terrace. On Newbold Terrace three grand houses were built in 1832, whilst the fourth wasn't built until two decades later. These are the houses that have become 'The Royal Terrace'. Each house showcased the grand features typical of the Regency period, with fabulous high ceilings, ornate staircases and detailed cornicing. The principal rooms were those located on the first floor, to the front of the house with balconies and verandas framing the magnificent views over Jephson Gardens.

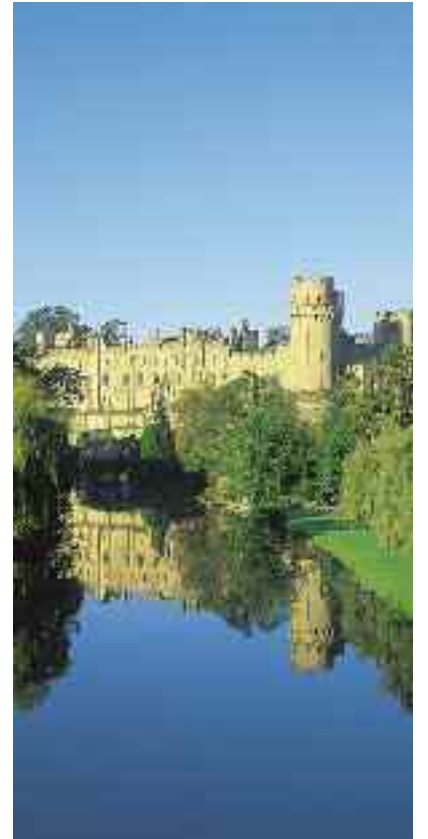
These Regency houses were owned by wealthy and influential figures in the town, attracted by the close proximity to the Pump Rooms and gardens. One of these owners was Sydney Flavel, who was responsible for the growth of his family's Rangemaster company, which became well known all over the world. These properties remain as elegant and prestigious today as they were nearly two centuries ago.



L O C A T I O N

Once a small village called Leamington Priors, Royal Leamington Spa became a popular spa resort in the early 19th century attracting the wealthy and famous who were keen to experience the medicinal qualities of its water. This influx of attention and wealth produced some of the country's most prestigious architecture and resulted in the elegant town we enjoy today. Set in the heart of Warwickshire, Royal Leamington Spa is served by a network of strong transport links and is known for its dynamic mix of Regency history and cosmopolitan lifestyle. The town offers a diverse range of restaurants and cafes, with independent retailers nestled between some of the most desirable high street brands.





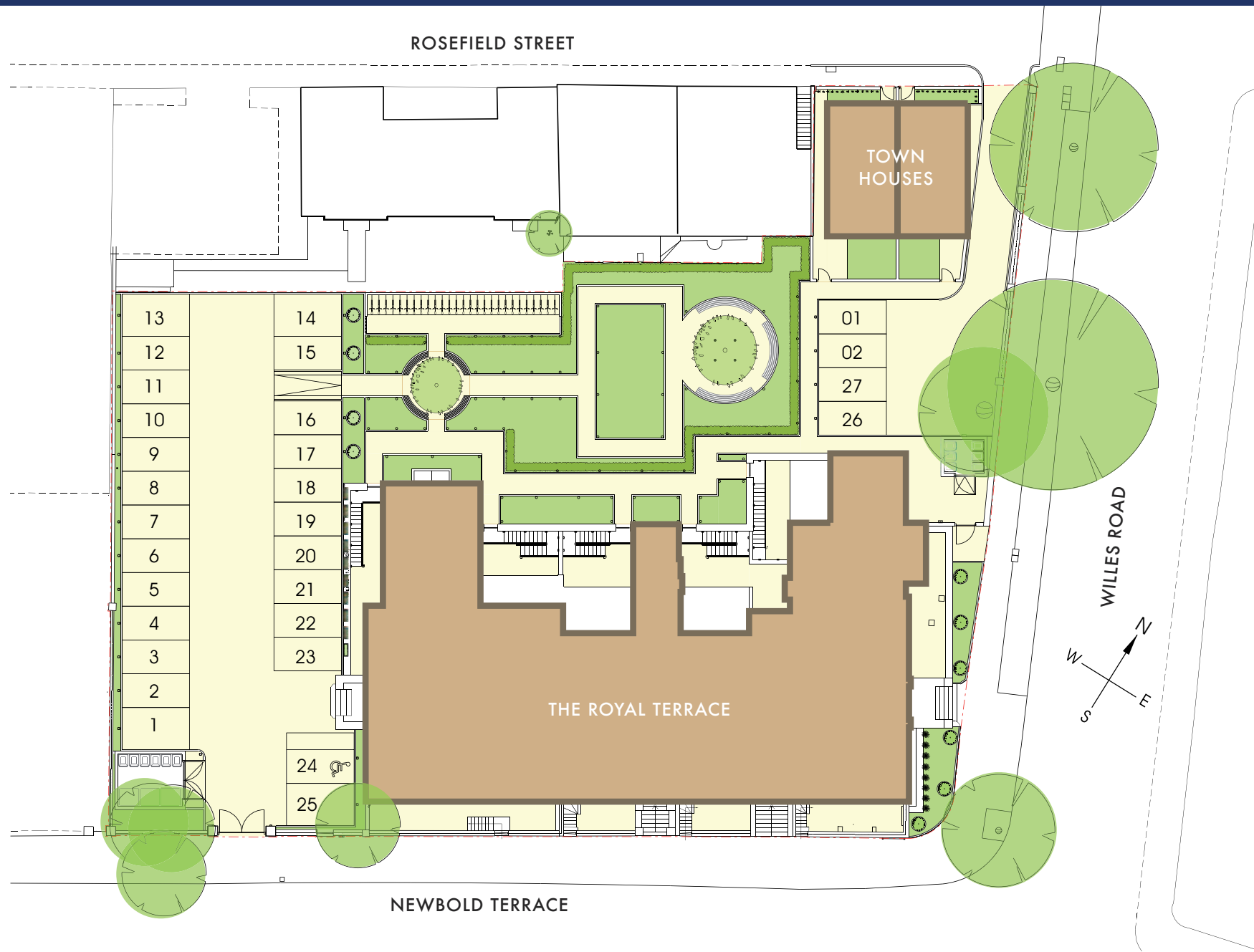
D E S I G N F O R L I V I N G

The Royal Terrace Apartments together with the Rosefield Street town houses provide a wide choice of properties where there will be something for everyone. Whether you choose a classically styled apartment with high ceilings and ornate cornicing or a more contemporary space with stunning glass house and courtyard garden, you can be assured that you will find the same high level of specification in all. We build properties that produce a refreshingly unique and stylish canvas on which you can create your perfect home.





THE GROUNDS



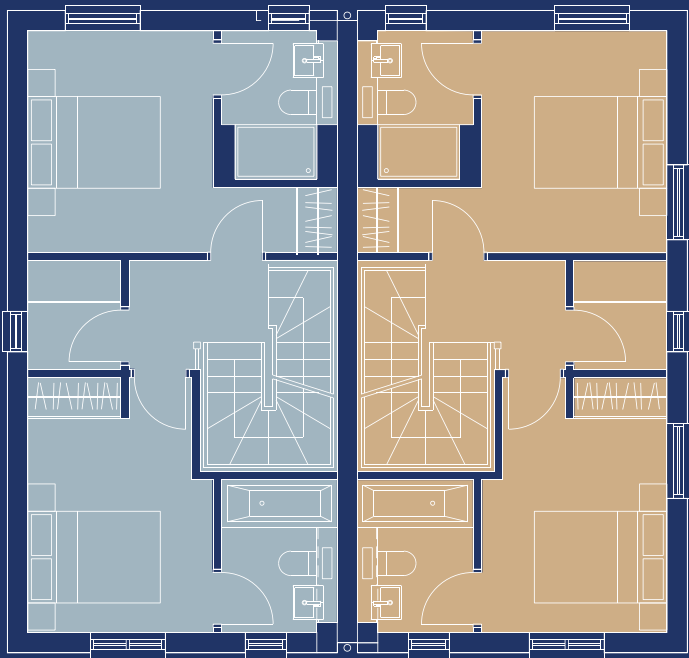
TOWN HOUSES

1 TOWN HOUSE
3 BEDROOMS

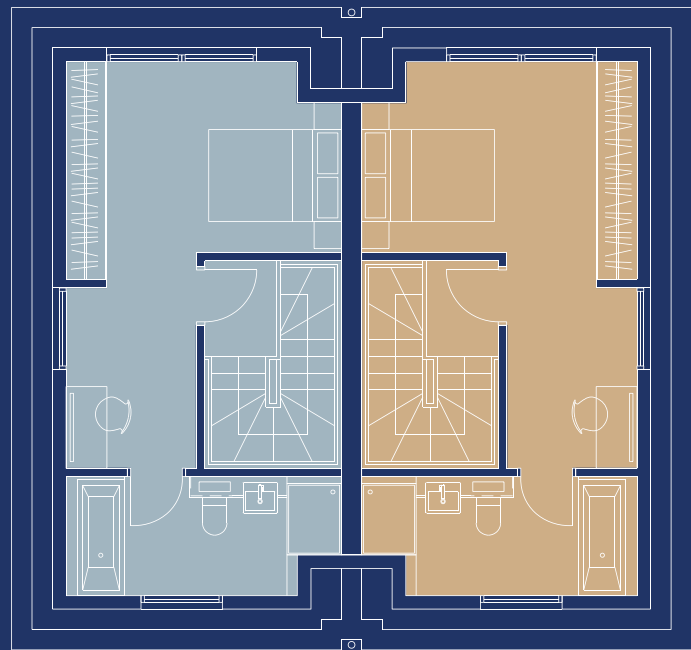
2 TOWN HOUSE
3 BEDROOMS



GROUND FLOOR



FIRST FLOOR

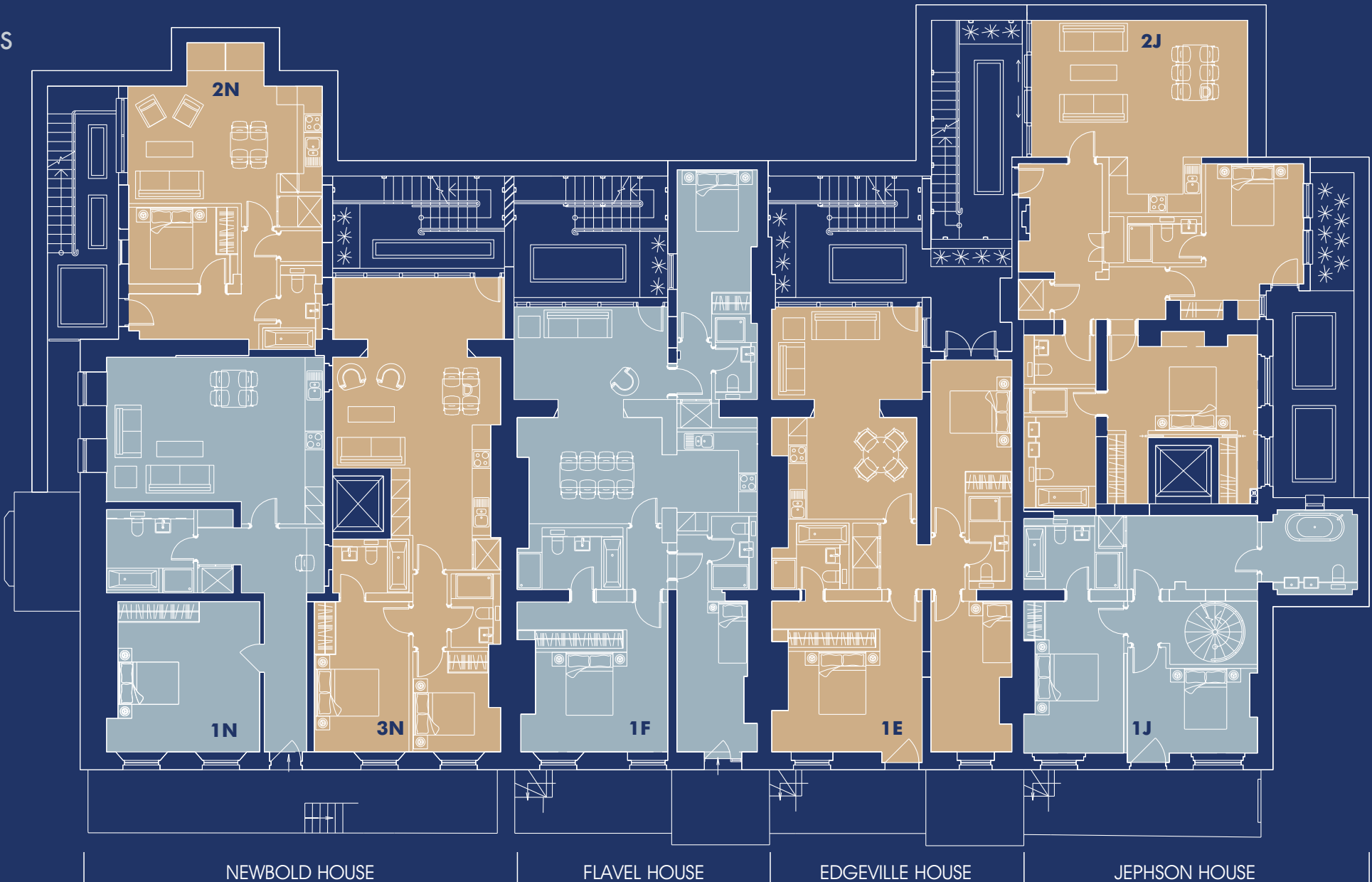


SECOND FLOOR

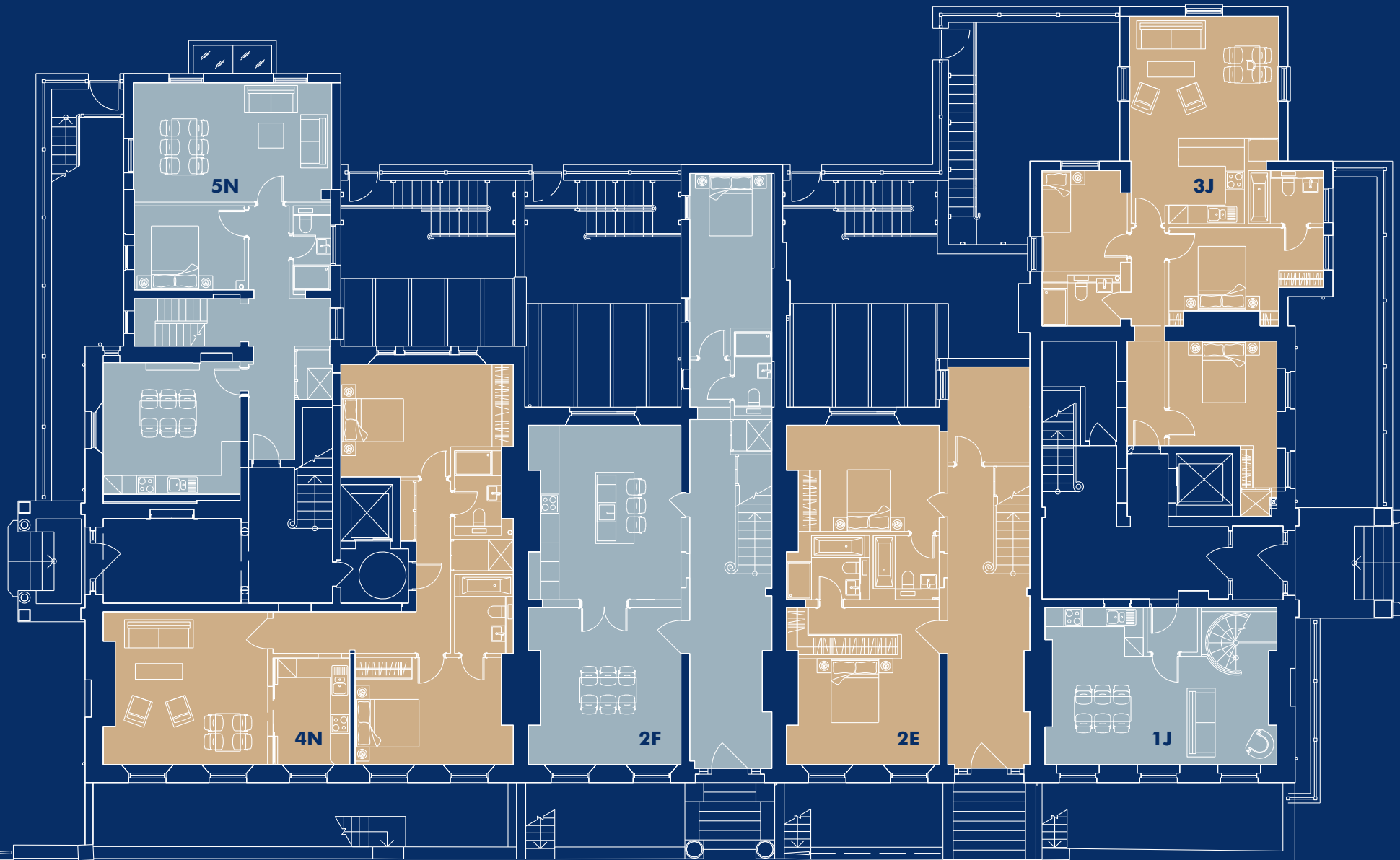
L O W E R G R O U N D

A P A R T M E N T S

- 1N** NEWBOLD HOUSE
1 BEDROOM
- 2N** NEWBOLD HOUSE
1 BEDROOM
- 3N** NEWBOLD HOUSE
2 BEDROOMS
- 1F** FLAVEL HOUSE
3 BEDROOMS
- 1E** EDGEVILLE HOUSE
3 BEDROOMS
- 1J** JEPHSON HOUSE
DUPLEX - 2 BEDROOMS
- 2J** JEPHSON HOUSE
2 BEDROOMS



G R O U N D F L O O R



A P A R T M E N T S

- 5N** NEWBOLD HOUSE
3 BEDROOM TRIPLEX
- 4N** NEWBOLD HOUSE
2 BEDROOMS
- 2F** FLAVEL HOUSE
DUPLEX 4 BEDROOMS
- 2E** EDGEVILLE HOUSE
DUPLEX - 3 BEDROOMS
- 1J** JEPHSON HOUSE
DUPLEX - 2 BEDROOMS
- 3J** JEPHSON HOUSE
3 BEDROOMS

NEWBOLD HOUSE

FLAVEL HOUSE

EDGEVILLE HOUSE

JEPHSON HOUSE

FIRST FLOOR

A P A R T M E N T S

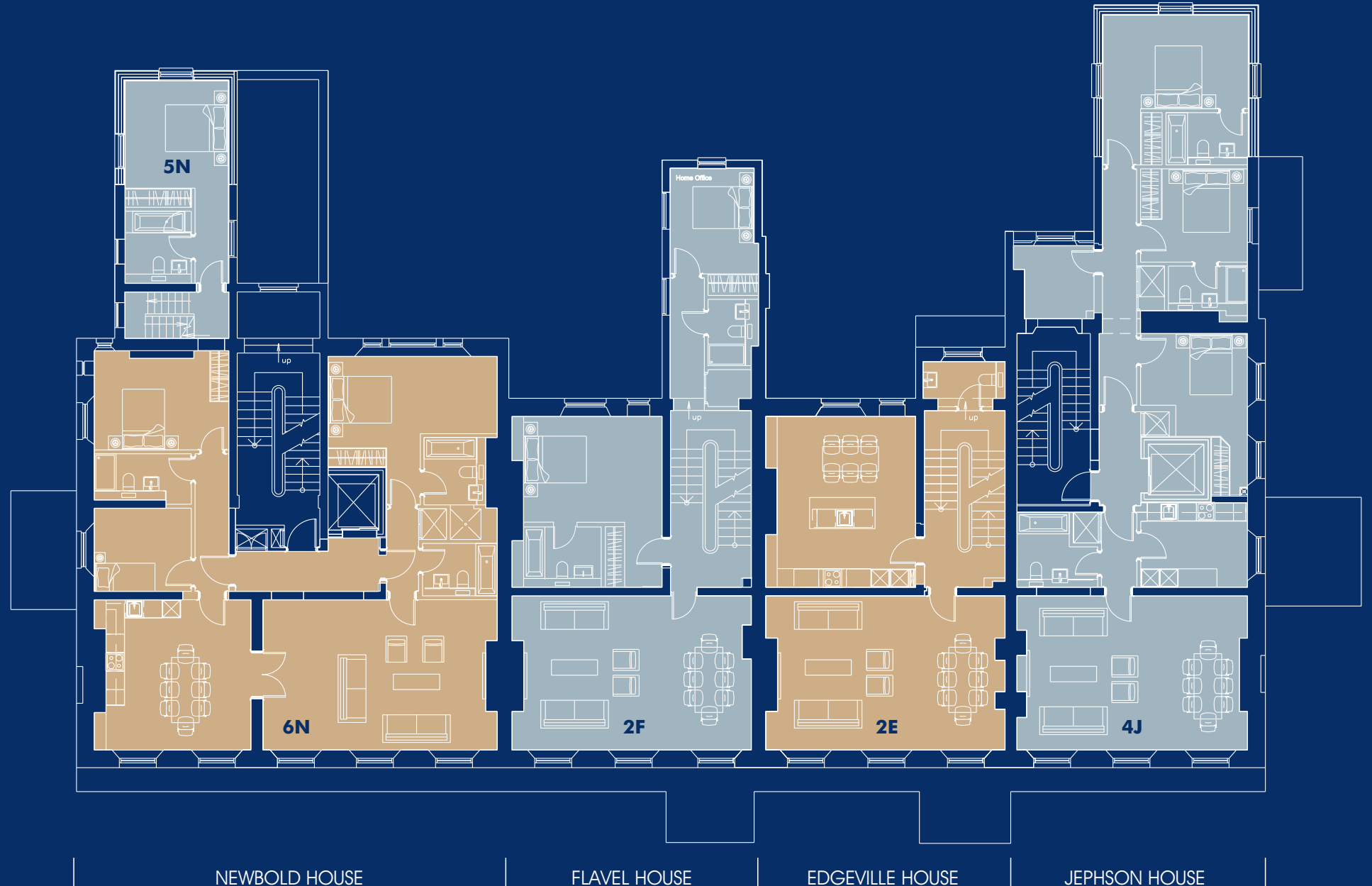
5N NEWBOLD HOUSE
TRIPLEX - 3 BEDROOMS

6N NEWBOLD HOUSE
3 BEDROOMS

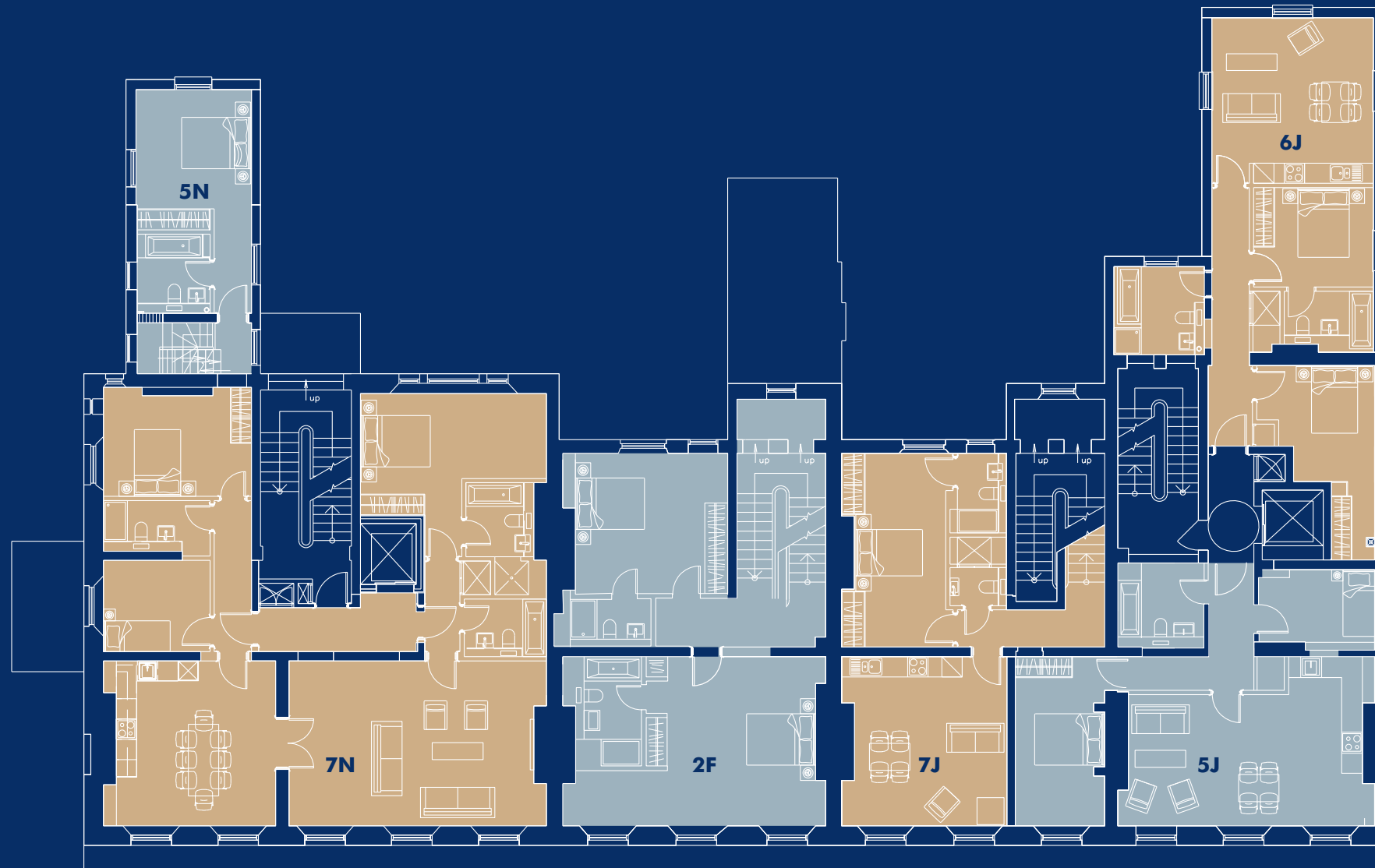
2F FLAVEL HOUSE
5 BEDROOMS

2E EDGEVILLE HOUSE
DUPLEX - 3 BEDROOMS

4J JEPHSON HOUSE
4 BEDROOMS



S E C O N D F L O O R



A P A R T M E N T S

- 5N** NEWBOLD HOUSE
TRIPLEX - 3 BEDROOMS
- 7N** NEWBOLD HOUSE
3 BEDROOMS
- 2F** FLAVEL HOUSE
5 BEDROOMS
- 7J** JEPHSON HOUSE
DUPLEX - 2 BEDROOMS
- 5J** JEPHSON HOUSE
2 BEDROOMS
- 6J** JEPHSON HOUSE
2 BEDROOMS

NEWBOLD HOUSE

FLAVEL HOUSE

EDGEVILLE HOUSE

JEPHSON HOUSE

T H I R D F L O O R

A P A R T M E N T S

9N NEWBOLD HOUSE
2 BEDROOMS

10N NEWBOLD HOUSE
DUPLEX - 2 BEDROOMS

11N NEWBOLD HOUSE
DUPLEX - 2 BEDROOMS

12N NEWBOLD HOUSE
1 BEDROOM

7J JEPHSON HOUSE
DUPLEX - 2 BEDROOMS

8J JEPHSON HOUSE
1 BEDROOM

9J JEPHSON HOUSE
DUPLEX - 2 BEDROOMS



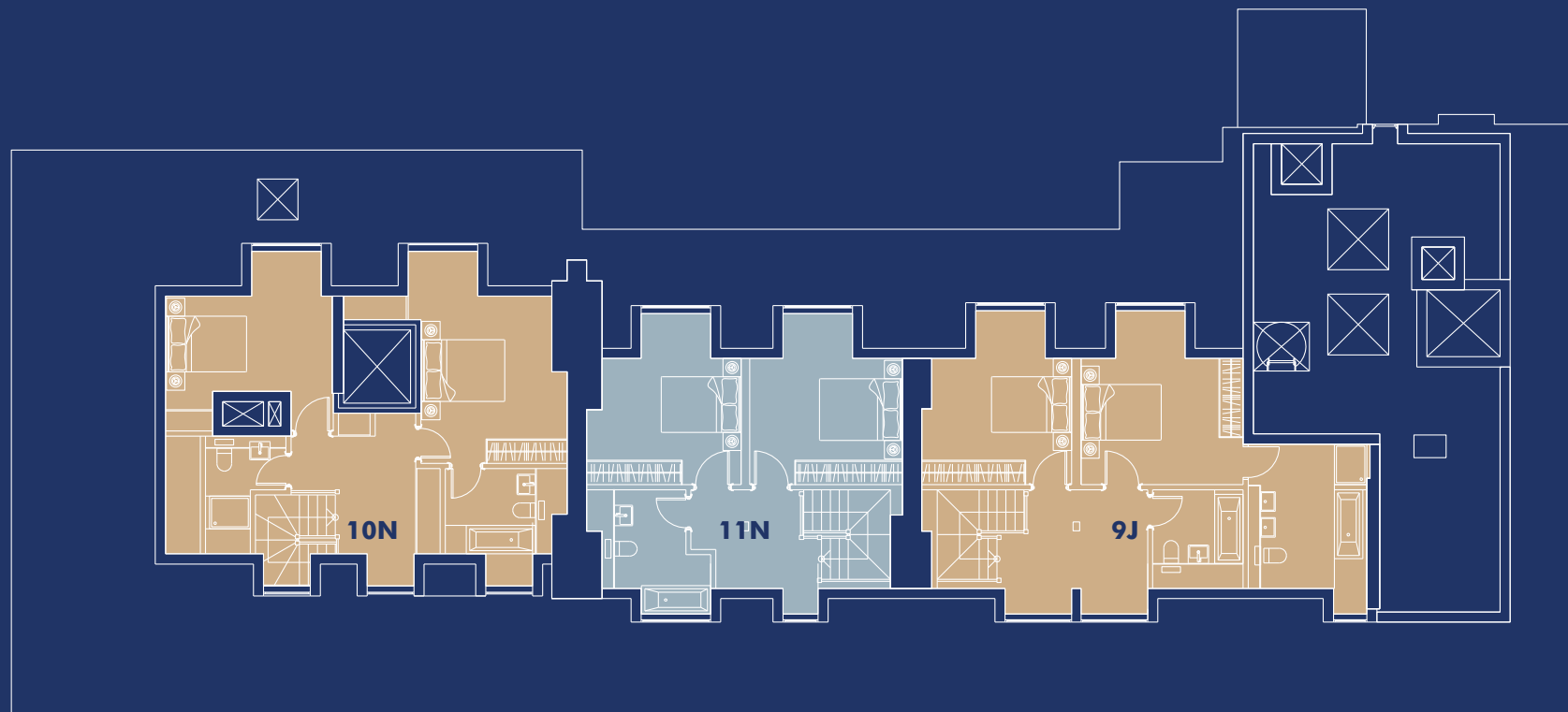
F O U R T H F L O O R

A P A R T M E N T S

10N NEWBOLD HOUSE
DUPLEX - 2 BEDROOMS

11N NEWBOLD HOUSE
DUPLEX - 2 BEDROOMS

9J JEPHSON HOUSE
DUPLEX - 2 BEDROOMS



NEWBOLD HOUSE

FLAVEL HOUSE

EDGEVILLE HOUSE

JEPHSON HOUSE

Disclaimer: The information in this brochure is for guidance only. TAG Exclusive Properties LLP operate a policy of continuous product development and features may therefore vary from time to time. The information does not constitute a contract or warranty and purchasers are advised to check salient details for themselves. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only, and do not necessarily reflect the development in question.



S P E C I F I C A T I O N S

where detail is everything

Kitchens

Futura white high gloss handle-less units
Black granite work tops with matching upstand
Stainless steel undermount sink & mixer tap
Siemens stainless steel multifunctional oven with 5 functions
Siemens stainless steel compact microwave in selected apartments
Siemens electric 4 zone ceramic hob
Siemens hidden extractor hood
Siemens integrated frost free fridge freezer
Siemens integrated dishwasher
Under cabinet lighting

Bathrooms

Sottini Delineo wall mounted washbasins
Cifial single lever chrome taps
Sottini Largo wall hung WC
Cifial techno thermostatic concealed shower mixer
Elite double ended bath with aqua filler
Bathroom cabinet with mirrored doors
Porcelanosa ceramic landscape tiles
Chrome heated towel rail
Underfloor heating to bathrooms

Home Technology

BT points to major rooms
Central TV/Satellite distribution
CAT5e network cabling for internal communication and AV distribution
Audio and video door entry system

Electrical and Heating

Low energy down lights
5 amp lighting circuits in selected apartments
Mains linked Smoke detectors
External bollard lighting
Gas fired energy efficient central boiler system

General

Sympathetically restored railings, ornate staircases, cornicing and verandas
Secure car parking behind electric gates
Otis lifts
Oak engineered wooden floors
Fitted wardrobes in master bedrooms
Re-instated Regency style landscaping
Lockable cycle stands

Building Warranty

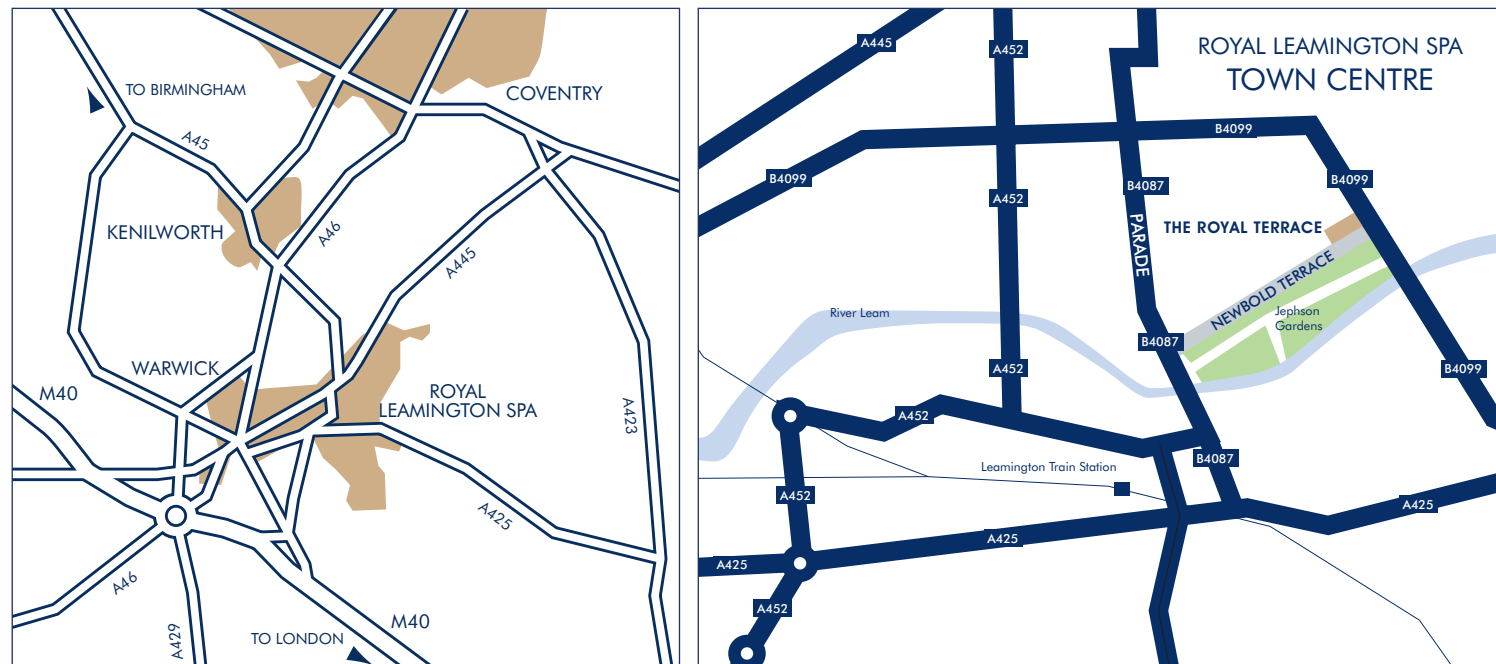
BLP Premium 10 year building warranty



A VIEW OVER
JEPHSON GARDENS
FROM THE ROYAL TERRACE

THE ROYAL TERRACE

Newbold Terrace, Royal Leamington Spa, Warwickshire CV32 4EG



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