



LOCKHART
COURT

LEAMINGTON SPA



EXCLUSIVE

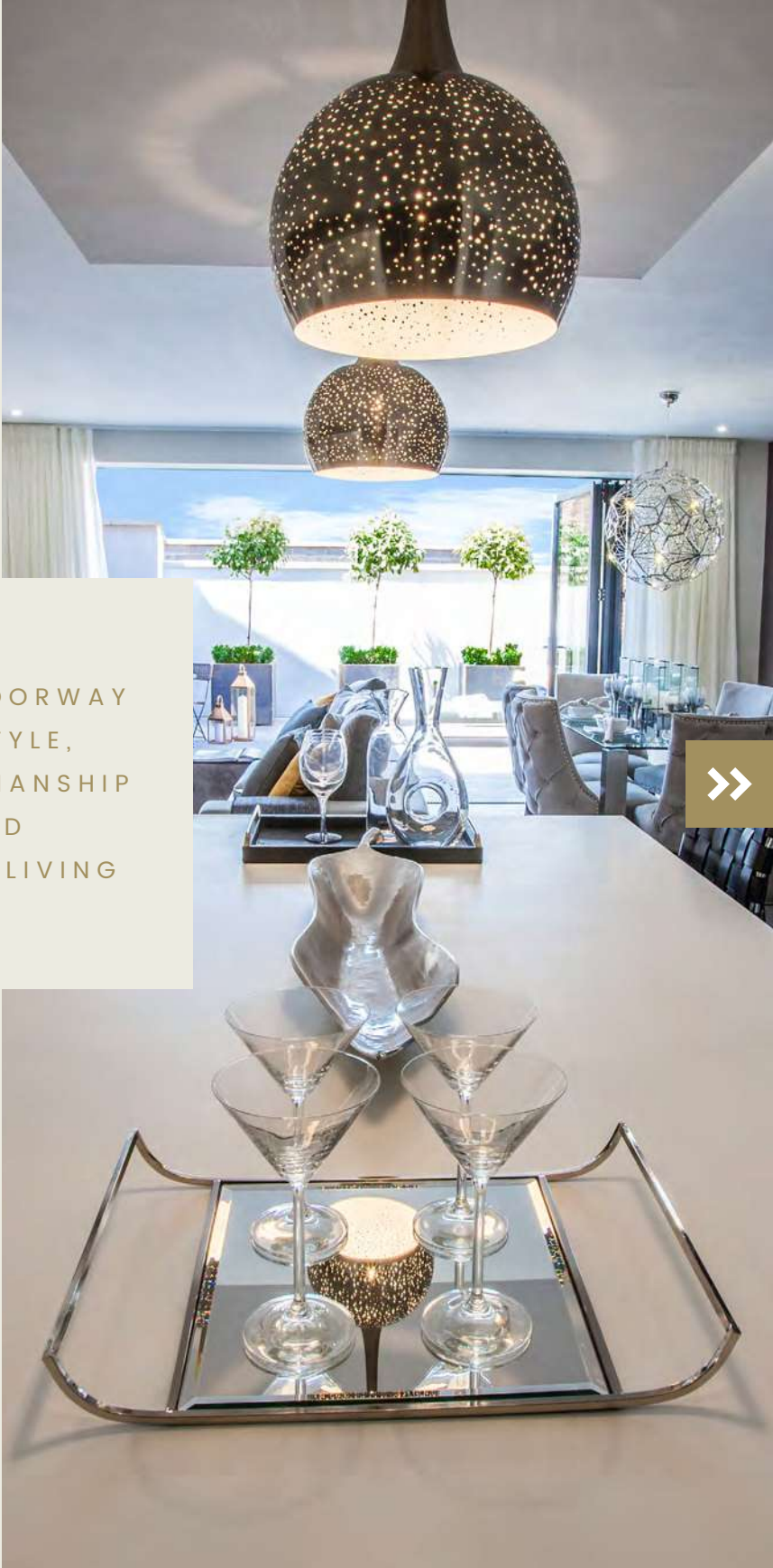
DEVELOPMENT OF
4 LUXURY TOWN
HOUSES AND A
DUPLEX APARTMENT



UNDERSTATED
ELEGANCE

HOMES ENRICHED BY CREATIVITY,
COMFORT AND BEAUTY

Lockhart Court is the perfect embodiment of the Mackenzie Miller Developments philosophy. In creating thoughtful and luxurious new homes, we reflect the aspirations of the more discerning owner. Discover wraparound comfort, the finest finishes and meticulous craftsmanship. Here our passion for quality delivers a home of grace and distinction.



YOUR DOORWAY
TO STYLE,
CRAFTSMANSHIP
AND
LUXURY LIVING



HARMONIOUS

STYLING

HIGH-END HOMES OF RARE QUALITY AND DISTINCTION

An exclusive and discreet development, Lockhart Court consists of five elegantly appointed two and four-bedroom homes, each individually styled and in perfect harmony with their attractive surroundings.

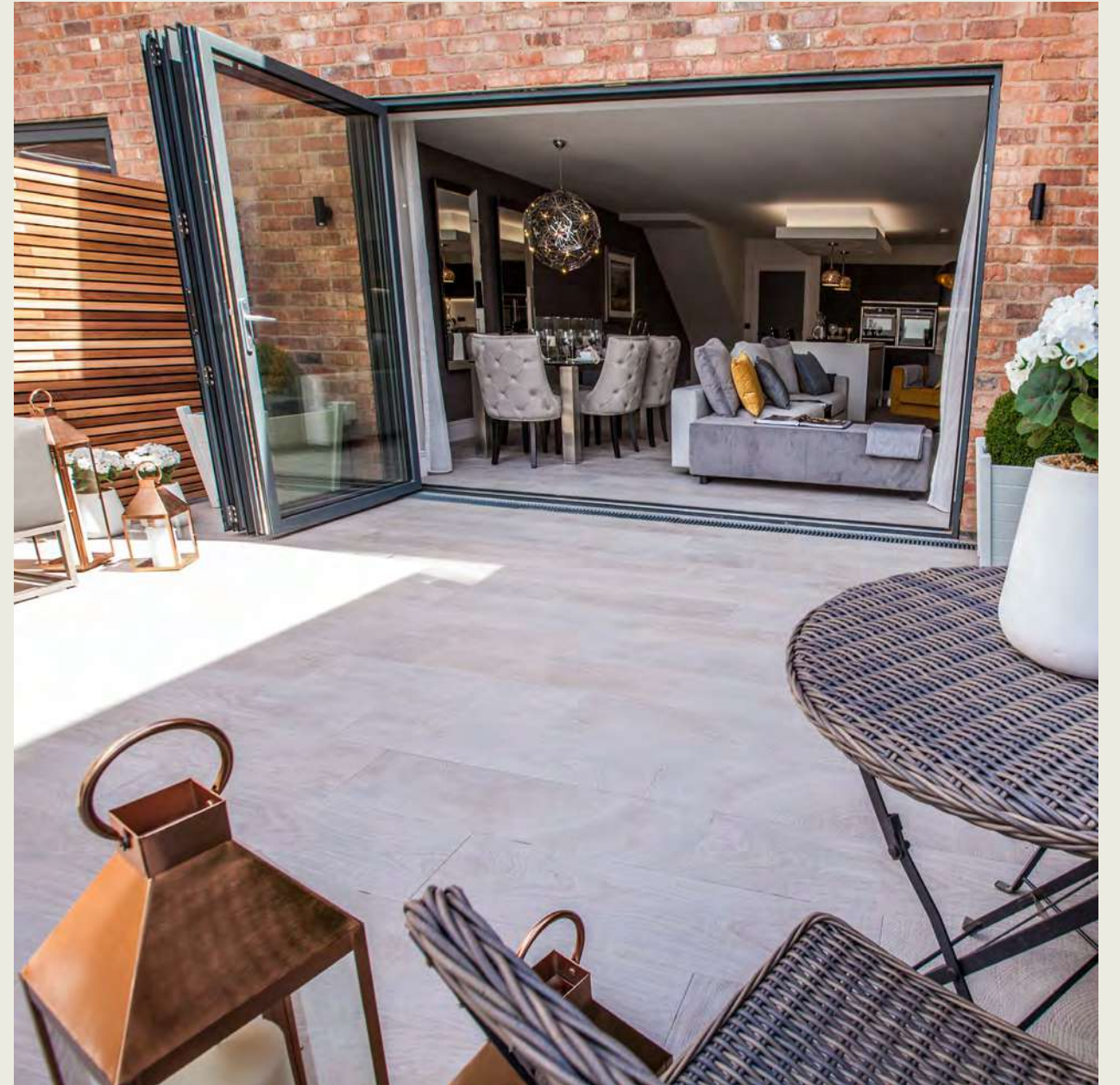




INSPIRING SPACES

LIGHT, SPACIOUS, AND INNOVATIVE INTERIORS

Throughout, best-in-class finishes and fresh, modern design details are seamlessly blended with the highest internal specification. The effect is at once impressive and alluring, creating unique and carefully considered living spaces.



GROUND FLOOR

Living/Dining/Kitchen Room

5.32m x 8.75m 17' 6" x 28' 8"

Utility

3.11m x 2.02m 10' 3" x 6' 8"

FIRST FLOOR

Bedroom 2

5.33m x 4.18m 17' 6" x 13' 9"

Bedroom 3

3.27m x 4.45m 10' 9" x 14' 7"

Bedroom 4

3.06m x 2.58m 10' 0" x 8' 6"

Bathroom

3.25m x 1.80m 10' 8" x 6' 0"

SECOND FLOOR

Master Bedroom

5.12m x 3.28m 16' 10" x 10' 9"

En-suite

3.98m x 1.92m 13' 1" x 6' 4"



GROUND FLOOR

Living/Dining/Kitchen Room

4.94m x 8.75m 16' 3" x 28' 8"

Utility

2.77m x 2.02m 9' 1" x 6' 8"

FIRST FLOOR

Bedroom 2

4.94m x 4.18m 16' 3" x 13' 9"

Bedroom 3

2.93m x 5.90m 9' 8" x 19' 4"

Bedroom 4

3.07m x 2.29m 10' 1" x 6' 5"

Bathroom

2.93m x 1.80m 9' 8" x 6' 1"

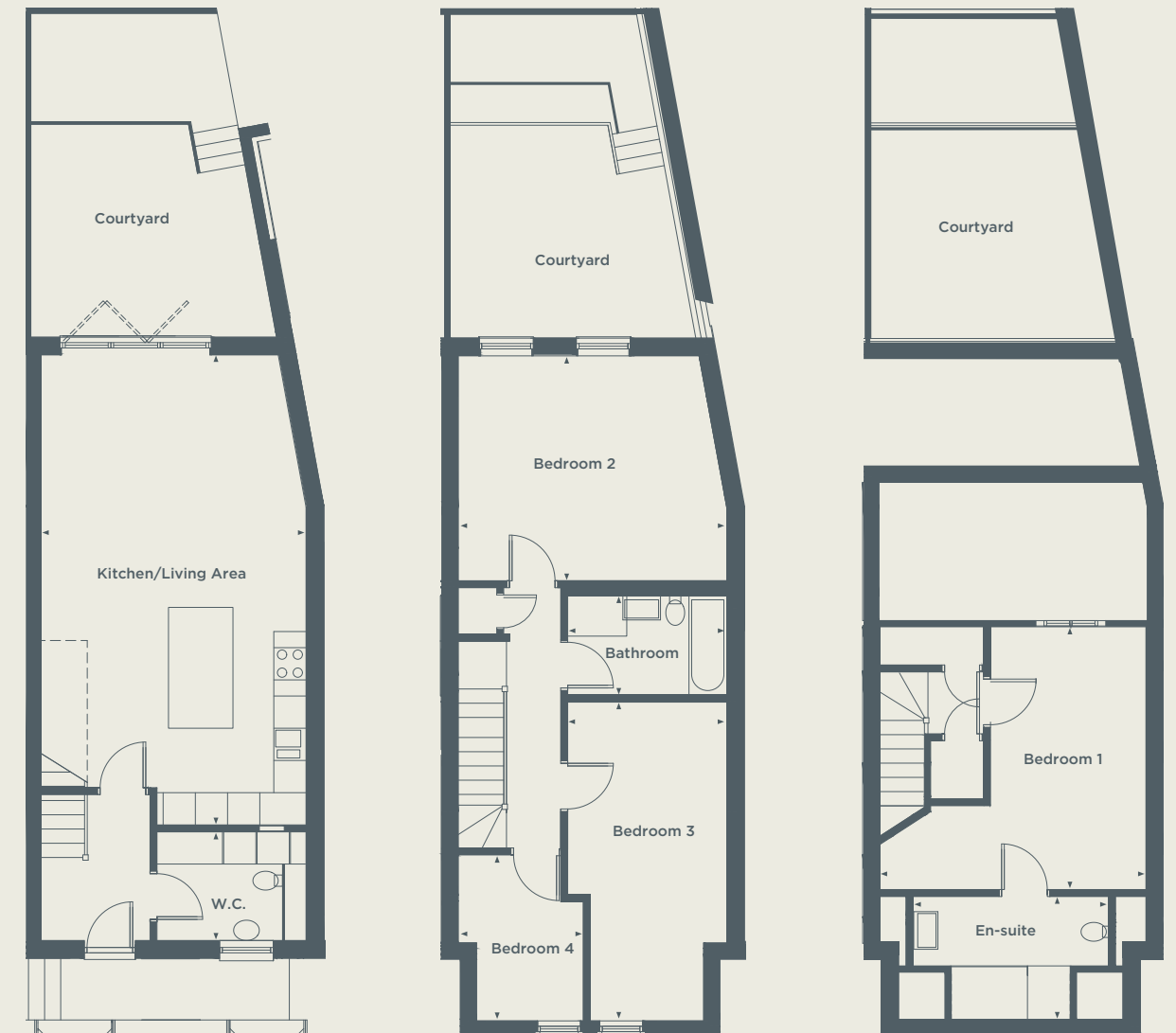
SECOND FLOOR

Master Bedroom

4.89m x 4.00m 16' 1" x 13' 2"

En-suite

3.63m x 2.29m 11' 11" x 7' 6"



Floor plan measurements are approximate and are for illustrative purposes only. Dimensions given are for Plot 1. Plot 2 dimensions may vary. Please speak to a sales advisor for more information.

GROUND FLOOR

Living Room

4.27m x 5.30m 14' 10" x 17' 5"

Kitchen/Dining Room

4.93m x 4.93m 16' 2" x 16' 2"

Utility

2.33m x 1.72m 7' 8" x 5' 8"

FIRST FLOOR

Bedroom 1

4.30m x 4.27m 14' 1" x 14' 0"

En-suite

2.35m x 1.50m 7' 9" x 4' 11"

Bedroom 2

4.93m x 4.80m 16' 2" x 15' 9"

SECOND FLOOR

Bedroom 3

4.40m x 4.60m 14' 5" x 15' 1"

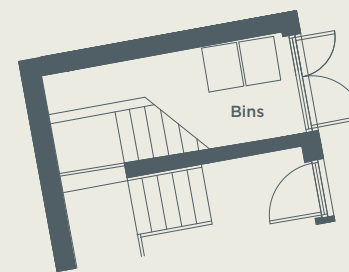
Bedroom 4

4.73m x 3.60m 15' 6" x 11' 11"



*Maximum dimensions

GROUND FLOOR*



* PLOT 5 IS
ACCESSED VIA
THE STAIRS
NEXT TO PLOT 4

FIRST FLOOR

Living/Dining/Kitchen Room

6.34m x 3.98m 20' 10" x 13' 1"



SECOND FLOOR

Bedroom 1

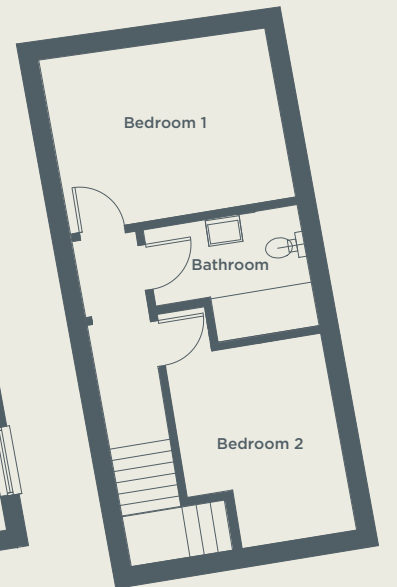
3.98m x 3.03m 13' 1" x 10' 10"

Bedroom 2

3.48m x 2.78m 11' 5" x 9' 1"

Bathroom

2.74m x 2.14m 9' 0" x 7' 0"





NATURAL
BEAUTY

A LEISURELY LIFE IN OPEN
GREEN SPACES

An immediate neighbour to the lovely Jephson Gardens and close to the River Leam, Lockhart Court brings leisurely natural beauty and tranquil outdoor living to your doorstep.

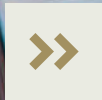
Wide boulevards, stunning architecture and award-winning parks offer boundless opportunity for invigorating walks, sporting activity and relaxing recreation.





SHOP, EAT, DRINK AND ENJOY A VIBRANT LIFE

Discover a Regency town renowned for its elegance. Described as 'the best bits of London, in a ten-minute walk', Royal Leamington Spa boasts a treasure trove of boutique shops, restaurants and bars – from the fine dining of Queens Restaurant to the buzz of Bill's Restaurant – plus art festivals, galleries and a cinema.



CULTURALLY
SOPHISTICATED



DEVOTION TO DETAIL



INTERNAL FINISHES & FEATURES

- Hardwood panelled and glass front door
- Gas fired under floor heating on ground floor, with thermostatically controlled radiators on first and second floors
- Aluminium bi-folding doors (where applicable)
- Porcelanosa floor tiles to kitchen, family, utility and cloakrooms (where applicable)
- Porcelanosa flooring to hallway
- Staircase with bespoke illuminated handrail and newels

EXTERNAL DETAILS

- Porcelanosa tiled courtyards
- External waterproof sockets to rear of property
- External courtyard lighting
- Contemporary handmade cedar lath fencing

MEDIA & COMMUNICATIONS

- Integrated provision for Sky+, Virgin and BT
- CAT 6 cabling to all rooms
- Touch panel burglar alarm system

ENVIRONMENTAL DETAILS

- A-rated appliances and dual-flush mechanisms to toilets
- Energy efficient thermostatically controlled gas central heating
- Double glazed and powder coated high performance aluminium windows providing a high level of thermal insulation & reduced heat loss
- Dusk to dawn sensors on external communal lighting

KITCHEN

- Individually designed Porcelanosa Kitchens with Krion (corian) solid surface worktops and acrylic glass splashbacks
- Grohe boiling water taps
- Winecooler
- NEFF Ovens

UTILITY

- Individually designed Porcelanosa cabinetry
- Contemporary sanitaryware by Porcelanosa
- Wall and floor tiling by Porcelanosa

BATHROOM & EN-SUITE

- Contemporary sanitaryware by Porcelanosa with polished chrome fittings by Noken (Porcelanosa)
- Wall tiling by Porcelanosa
- Multi-rail chrome towel warmer
- Porcelanosa flooring
- Built-in feature mirrored cabinet, shelving and lighting
- Contemporary style sockets and switches throughout ground floor
- LED downlighters to kitchen, living, dining, family room and master bedroom

SECURITY & PEACE OF MIND

- 10 year Premier Guarantee
- Lighting to external doors with PIR sensors
- Secure underground parking
- Electric fob operated security gates to underground parking

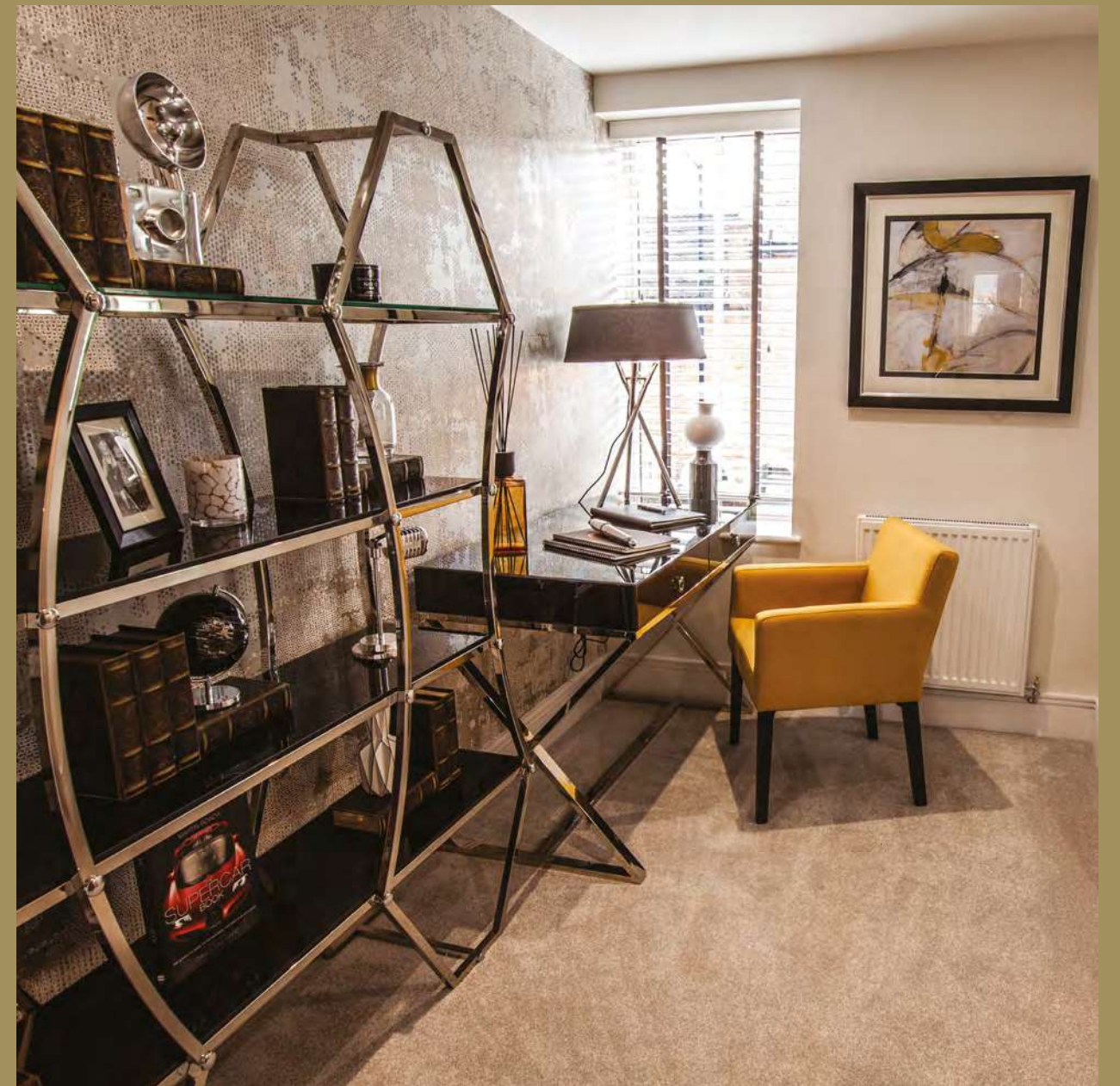


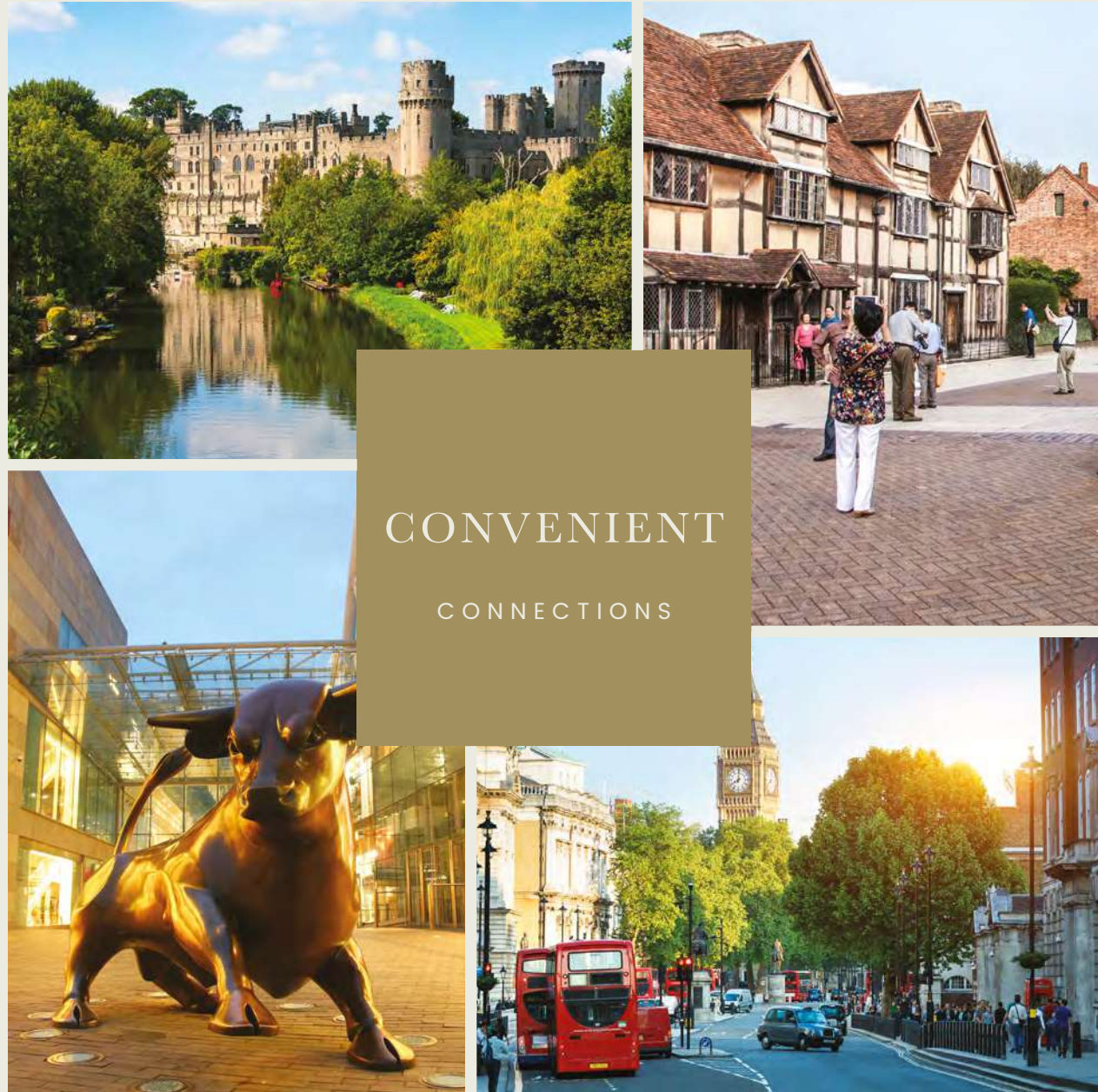
COMFORT ASSURED

Throughout Lockhart Court, the highest technical specification, the latest technology and an impressive attention to detail ensures your comfort and convenience at every turn.

LIVING DELIGHT

Contemporary heating and lighting blend with natural light to create an airy and welcoming space. Imaginative choices in design, fixtures and fittings make each home a living delight.





CONVENIENT
CONNECTIONS

A CENTRAL LOCATION
MAKING TRAVEL EASY

Lockhart Court's situation makes commuting to London and Birmingham simple and straightforward with fast links to the M40 - just five miles from Lockhart Court. Easily accessible public transport brings the shopping, theatres, restaurants and nightlife of Warwick and Stratford close to hand.



FIND US

LOCKHART COURT,
WOOD ST,
LEAMINGTON SPA,
CV32 4HQ

POINTS OF INTEREST

- 01 Cellar Club
- 02 The Royal Priors
- 03 Bistrot Pierre
- 04 Regent Court
Shopping Centre
- 05 Royal Spa Centre
- 06 Queens Restaurant
- 07 Pump Room Gardens
- 08 Leamington Spa Art
Gallery & Museum
- 09 Bill's Restaurant



FOR MORE INFORMATION,
CONTACT SELLING AGENT

Peter Clarke
New Homes

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MACKENZIE MILLER
DEVELOPMENTS

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