



Queensway Court[®]
Royal Leamington Spa



QUEENSWAY COURT, ROYAL LEAMINGTON SPA

Queensway Court is a stunning new development of 178 one and two bedroom apartments and penthouses designed specifically for the over 55s. Each spacious apartment is finished to the highest specification to ensure you live in comfort with all the conveniences you would expect from a modern home.

75 apartments are available with Shared Ownership, making active retirement living affordable to all.

A REAL COMMUNITY, WITH EVERYTHING ON YOUR DOORSTEP

At Queensway Court, you will live in your own spacious self-contained apartment and, benefit from an extensive range of communal facilities including a restaurant, hairdressing salon and activity room, all set within landscaped communal gardens.

Situated around a mile from the centre of Royal Leamington Spa and two miles from Warwick, Queensway Court is perfectly placed for easy access to a range of shopping and leisure facilities. Leamington Shopping Park, which offers a selection of shops and cafés alongside a large Sainsbury's supermarket, is close by and there are also several other supermarkets on the doorstep. For travel, regular bus services run along Queensway and Leamington Spa Railway Station is located less than a mile away.

INDEPENDENT LIVING WITH CARE, IF AND WHEN YOU NEED IT

Maintaining an independent retirement lifestyle is important to everyone and at Queensway Court, you are assured of this. You will live in your own beautifully designed apartment and you are actively encouraged to have complete control of your own life and to live independently as far as you are able. In addition, you have peace of mind knowing that care is available in the privacy of your own apartment if and when it's needed.

Queensway Court is an 'activity based' residence with many interest groups and events for you; this is a place where you can enjoy a real community spirit with like minded people.





TOTAL PEACE OF MIND

The security and well-being of our residents is of paramount importance. You, your family and friends are free to come and go as you please, however the development is designed to ensure that you live in a safe and secure setting.

Queensway Court incorporates the latest technologies to enable you to live independently in your own home.

A range of systems are available from Home Instead, the dedicated care provider at Queensway Court. These include personal alarms and ceiling pull cords, giving you and your family peace of mind, knowing that you are safe in your own home, with help available 24 hours a day, 7 days a week, if required.

For more information about the Home Instead care options available for your new home at Queensway Court, please speak to your Sales Consultant.



COMMUNAL FACILITIES

- Restaurant
- Bar lounge
- Residents lounge
- Hair salon
- Activity room
- Residents laundry
- Spa room
- Guest suite
- Landscaped gardens
- Visitor parking
- Reception lifts to all floors



SO MUCH TO SEE AND DO

Named after the River Leam which flows through it, this beautiful town originally became famous for the health benefits of its natural springs and was given the 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 beautiful gardens.

Today, Royal Leamington Spa combines excellent shopping, award winning parks, and countless leisure and entertainment facilities, making the town one of the most sought after places in which to live.

For shopping, you'll be spoilt for choice! Royal Leamington Spa is home to a selection of over 400 shops comprising both specialist boutiques and major high street stores. The Royal Priors shopping centre is Royal Leamington Spa's only indoor shopping centre and provides a relaxed shopping environment and an eclectic mix of big brand names, independent stores and cafés while Regent Court plays host to the finest designer boutiques, high street stores and eateries in the only pedestrianised shopping street in the town.

The Parade, a classical Georgian high street, with a variety of shops and cafes, leads down to the iconic historical Royal Pump Rooms which are now home to an Art Gallery, Museum, Library, Assembly Rooms and Café. The Royal Pump Room gardens also host a monthly farmers market offering a range of local produce.



If you enjoy dining out, there is a superb selection of pubs and restaurants in the town. During the day the town is alive with tasty food stores, delis, cafés and bistros offering a wealth of flavours and excellent restaurants from around the globe.

For those with an interest in the arts, Royal Leamington Spa boasts two fine theatres; The Royal Spa Centre which hosts comedy, drama, music and films and the Loft Theatre company which is one of the country's leading independent community theatres. Join in a craft class or workshop at the Royal Pump Rooms or take in a film at the Apollo cinema.

Royal Leamington Spa is home to many beautiful parks and gardens; Newbold Comyn is a 300 acre park, the northern half of which is an 18-hole pay and play golf course with the southern part providing for recreation, sport and wildlife. Stunning Jephson Gardens which were first laid out in 1831 as informal riverside walks were later developed as more formal pleasure gardens. These gardens are now home to stunning floral displays, beautiful and unusual trees as well as The Glasshouse which is home to an array of tropical plants, The Aviary Café, a beautifully restored Victorian tea pavilion, and The Restaurant in the Park which is open for lunch and dinner.

If you want something a bit more active, Newbold Comyn Leisure centre has a 33 metre swimming pool and fitness suite, try your hand at bowling at the Victoria Park Bowling Complex; the official home of Women's Bowls in England, play a round at Leamington Golf Club, or appreciate Royal Leamington Spa from the water by hiring a rowing boat on the River Leam from Mill Gardens.



TRAIN TIMES FROM LEAMINGTON SPA STATION

●	WOLVERHAMPTON (60 mins – 90 mins)
●	BIRMINGHAM NEW STREET (30 mins – 50 mins)
●	BIRMINGHAM INTERNATIONAL (20 mins – 25 mins)
●	COVENTRY (10 mins – 15 mins)
●	LEAMINGTON SPA
●	<small>Train times taken from www.thetrainline.com and are approximate.</small>
●	BANBURY (16 mins – 20 mins)
●	OXFORD (35 mins – 40 mins)
●	READING (60 mins – 70 mins)
●	LONDON MARYLEBONE (70 mins – 95 mins)



PERFECTLY LOCATED

Located in the heart of England, Royal Leamington Spa is ideally situated close to major transport links for access to historical neighbouring towns and cosmopolitan cities.

By road, Junctions 13 and 14 of the M40 are around three miles from the town centre, and the A46, M45 and M6 motorways are also easily accessible.

Regular bus services run in and around the town centre and to surrounding towns and cities including Warwick, Kenilworth, Coventry, Southam, and Stratford-upon-Avon.

By train, you can travel directly to London Marylebone in around an hour and a quarter, and the station also offers frequent services to Birmingham, Solihull, Warwick and Coventry. For those wishing to travel a little further afield the station also links to Reading, Oxford and Bournemouth to the south and Manchester, Newcastle and Edinburgh to the north.



GENERAL SPECIFICATION

KITCHEN

- Richmond fitted kitchen with a range of wall and base units
- Electrolux fully integrated 50:50 fridge/freezer
- Zanussi single built-in fan oven
- Zanussi 4 ring electric hob
- Zanussi chimney hood
- Johnson tiled splashback

BATHROOM

- White sanitary ware
- Walk-in shower with full height Johnson tiling
- Johnson tiled splash back to basin

HEATING

- Combined Heat and Power System (CHP)

ELECTRICAL

- Spotlights in kitchen
- Digital TV/FM points in living room and bedroom one
- BT points in living room and bedroom one

INTERNAL

- Tarkett anti-slip vinyl to wet room and kitchen
- Magnolia matt emulsion to walls
- White matt emulsion to ceilings
- Wheelchair-friendly oak veneer doors

SAFETY AND SECURITY

- Sprinkler system
- Emergency pull cords
- Smoke detector
- Door entry system

GENERAL

- Velfac aluminium and timber windows
- Premier warranty





ELIGIBILITY FOR RESIDENCE AT QUEENSWAY COURT

In order to be eligible for a home at Queensway Court, all occupants must be 55 or over.

PROCEEDING TO RESERVATION AND PURCHASE

Homes at Queensway Court are available with Shared Ownership and under the guidelines of the scheme you cannot own more than one property at once. Therefore, if you are a current homeowner, you will need to have sold any existing home or have a buyer and be in a position to exchange contracts within 28 days of us instructing solicitors before we can process your reservation.

Once you have qualified as eligible and your care needs have been assessed you will then be in the position to select an available apartment. Your Sales Consultant will discuss the purchase procedures and projected build completion date. Subject to both parties being satisfied a reservation will be completed and a non-refundable reservation deposit will be paid. Solicitors will be instructed and exchange of contracts will be required within 28 days.

At exchange of contracts a completion date will be agreed with the solicitors. Upon exchange of contracts the Sales Consultant will carry out a home demonstration with you.

Orbit Homes reserve the right to alter plans, specification, elevational treatments and positions of doors and windows without prior notice. We reserve the right to change the tenure of any of these homes subject to market conditions and without notice.

Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely.

LEGAL COMPLETION

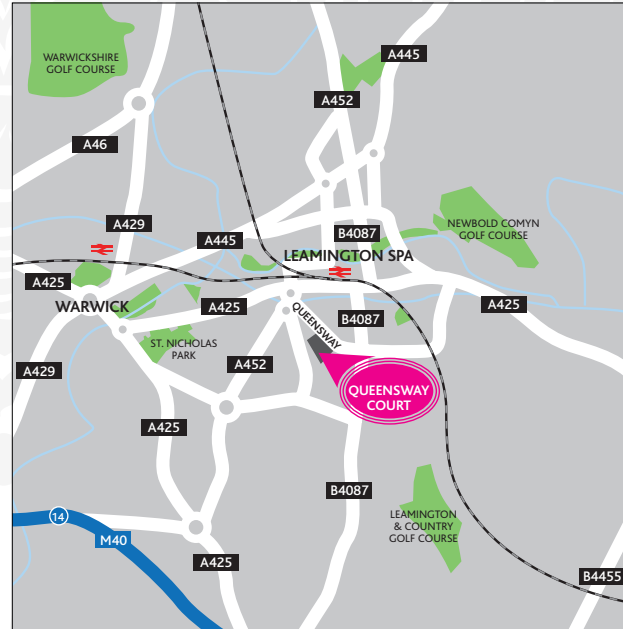
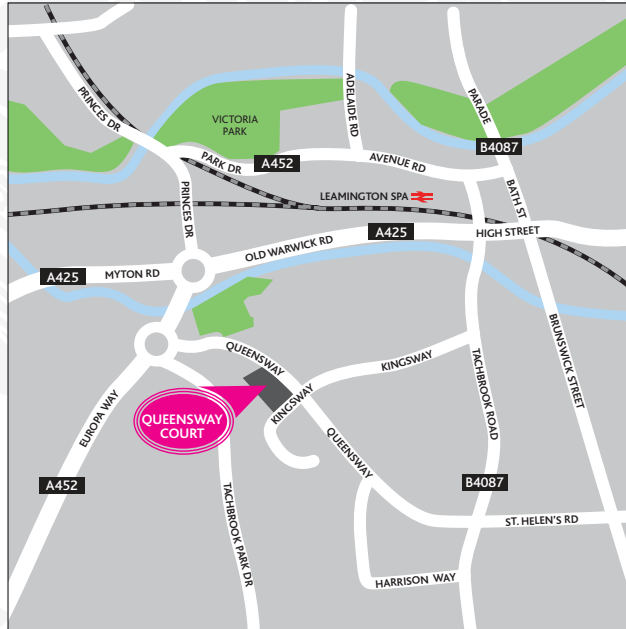
You will receive the keys to your new home once the funds have been received by our solicitor.

Registered office: Orbit Homes, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU

Orbit Homes (2020) Limited is a member of Orbit Group Limited, which is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Images used are for illustrative purposes only.

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