



BERKELEY COURT

WARWICK STREET  
EARLSDON



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# LUXURY FINISHES SPACIOUS LIVING MODERN ELEGANCE

Berkeley Court is a brand-new development of 18 stylish apartments at the heart of the thriving cosmopolitan community of Earlsdon. Positioned on Warwick Street, which runs parallel to the Earlsdon High Street, Berkeley Court is 200 yards from the bustling parade of shops, restaurants and bistros which front neighbouring Earlsdon Street.

Each of these spacious apartments has been individually and imaginatively designed from the magnificent two floor penthouse with outstanding bespoke half-moon windows, to the duplex apartment with light, airy west facing double height landing whilst certain ground floor apartments have their own entrance immediately adjacent to their own private parking spaces.

Berkeley Court has been designed with the occupier in mind, they are larger than average new build homes ranging from 700 square feet to 1160 square feet. Kitchens and bathrooms have been meticulously planned at the height of style yet wonderfully practical.

Whether you are downsizing and are looking for a home which is easy to maintain without losing the feeling of space or are looking for a stylish and contemporary home close to the city but with a community and parks and greenery nearby then Berkeley Court really is the place to be.

All apartments are finished to high specification with luxurious modern bathroom suites and high-quality fittings. The sleek fitted kitchens are offered with integrated washing machine, fridge/freezer and dishwasher along with flooring provided throughout it allows residents to feel this is a development which is immediately at home to relax in comfort with the luxury of plenty of space.

HELP TO BUY AVAILABLE! Speak to one of our Help to Buy experts for more information.



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## SPECIFICATION

### KITCHEN

Bosch Electric Oven, Gas Hob and Extractor Fan. Glass splashback

Lamona Integrated 50/50 Fridge Freezer

Lamona Integrated Dishwasher

Howdens Integrated Washer/Dryer 8 + 5kg

Laminate Worktop and Upstand

High Gloss soft close handle-less cupboards to main apartments. (Colour schemes plot specific - Grey or white schemes, ask for details)

Penthouse only - Matt Grey handle-less cupboards

Kitchen flooring Porcelain Tiles

### BATHROOM AND EN-SUITE (\*En-Suite plot specific)

Contemporary white ceramic sanitaryware

Hansgrohe Taps

Porcelain Wall Tiles. Full height to Bathroom, Half height to En-Suite\*

Porcelain Floor Tiles

Heated Towel Rail

LED Bathroom Mirror

Under-Sink Gloss Cabinet

### INTERIOR FINISHES

Five panel Oak veneer doors to Bedrooms, Bathroom, En-Suite\*

Oak veneer and glazed door to Living/Kitchen area

Satin chrome door furniture throughout with polished chrome accents

Luxury Carpet and Underlay to all Bedrooms

### ELECTRICAL AND LIGHTING

Downlighters to Kitchen, Hall, Bathroom, En-Suite\*

Light fitting to Store Cupboard (\*where applicable)

Brushed Chrome electrical sockets throughout

TV Aerial point to Living area

Freeview

### HEATING/HOT WATER/ENERGY EFFICIENCY

Worcester Bosch Combination Gas Boiler

Thermostatically controlled heating

Access to apartments via audio door entry system

Mains supply smoke/heat detectors to apartments and common areas

### COMMUNAL AREAS

Carpet to communal stairs and lobby area

### GENERAL

External security and amenity lighting

Car parking available









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