



LUXURY WATERSIDE APARTMENTS  
IN THE HEART OF BATH





This exciting new development by Watkin Jones Homes provides contemporary riverside living in the heart of Bath.

Situated on the bank of the River Avon, this prestigious development of forty four 1, 2 and 3 bedroom apartments is ideal for those buyers looking for a home close to the city centre.

Riverview Court is ideally located close to the abundance of shops, restaurants, bars and attractions that the historic and beautiful city of Bath provides. The location also provides excellent transport links via the M4 and M5 to Bristol, Gloucester, Swindon, Reading and many other surrounding towns.

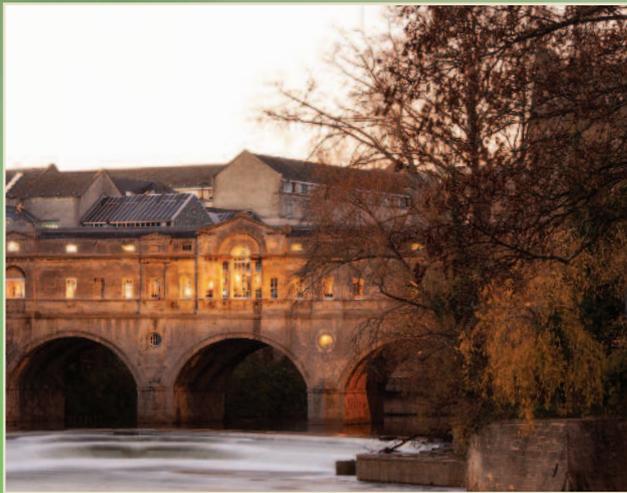


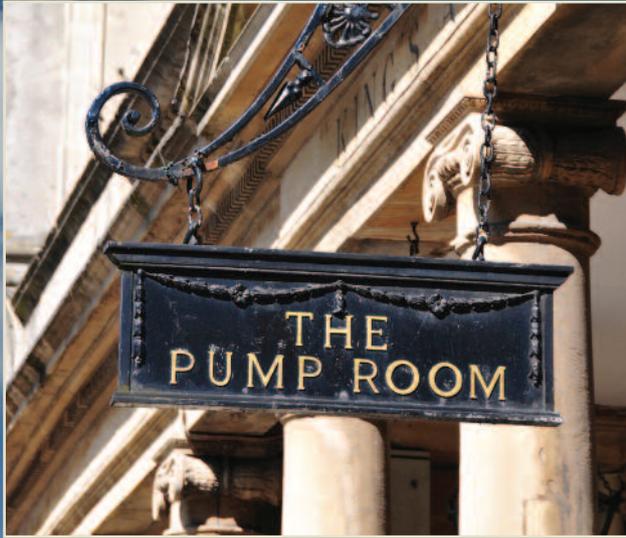
# INSPIRATIONAL HISTORIC BATH

Bath is the only city in the UK designated as a UNESCO world heritage site where history and heritage line the city's streets. Every corner reveals compelling cultural attractions and astonishing architecture and the city's unique mix of the old and new makes it one of the UK's best places to live.

It all starts at the Roman Baths, the city's oldest and most famous historic attraction. The beautifully preserved ruins have been augmented by reconstructions and interactive displays illustrating how Bath's natural hot springs have been attracting visitors for thousands of years.





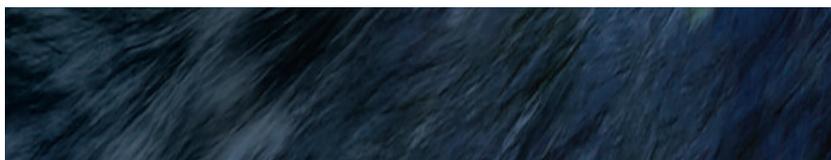


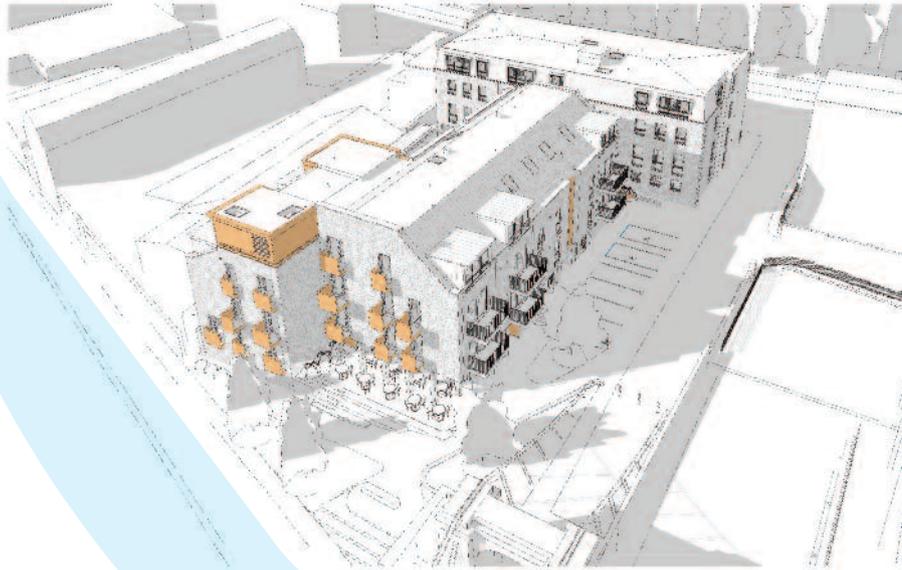
# ELEGANT GEORGIAN CITY

Bath's Roman roots are just part of the story. It's also Britain's finest Georgian city. Every street reveals another inspiring sight – a wide, well-planned thoroughfare created for promenading, perhaps, or that perfectly proportioned façade, flower-filled window box or subtle architectural detail.

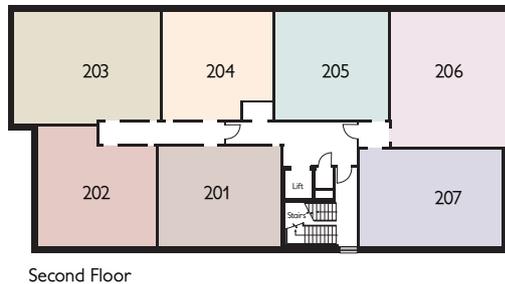
There's harmony and beauty everywhere. Around 5,000 listed buildings are dotted around the city's streets and squares. These include iconic sites like the Royal Crescent, a sweeping curve of townhouses built from honey-coloured Bath stone, and The Circus, a unique blend of classical Roman and British Pagan influences that is uniquely Bath.

The elegant Pulteney Bridge is another Bath original. Lined on both sides with shops, it's one of just four such structures left in the world. You'd need to go to Venice or Florence to see another like it.





# RIVERVIEW COURT VICTORIA BUILDING



## THE VICTORIA BUILDING - COME HOME TO A WORLD OF LUXURY

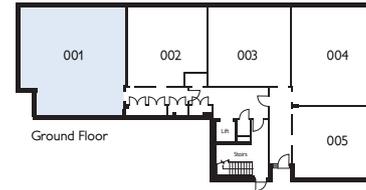
The Victoria building takes its name from the popular Victoria Park, just a short walk away from the development. Home to 26 apartments, the Victoria building provides a range of 1 and 2 bedroom apartments sharing a secured communal entrance.



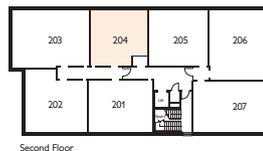
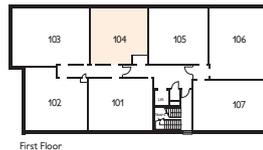
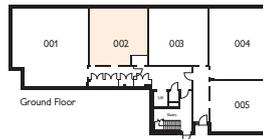
# RIVERVIEW COURT **VICTORIA BUILDING**



Victoria **001**  
Two Bedroom Apartment



Living/Dining/Kitchen	6.04 x 4.55m	19'10" x 14'11"
Master Bedroom	3.84 x 5.18m	12'7" x 17'0"
En-Suite	1.50 x 2.10m	4'11" x 6'10"
Bedroom 2	3.40 x 4.55m	11'2" x 14'11"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

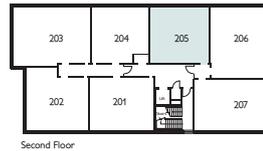
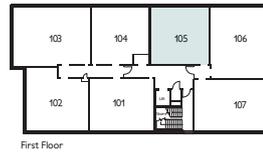
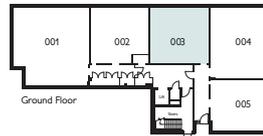
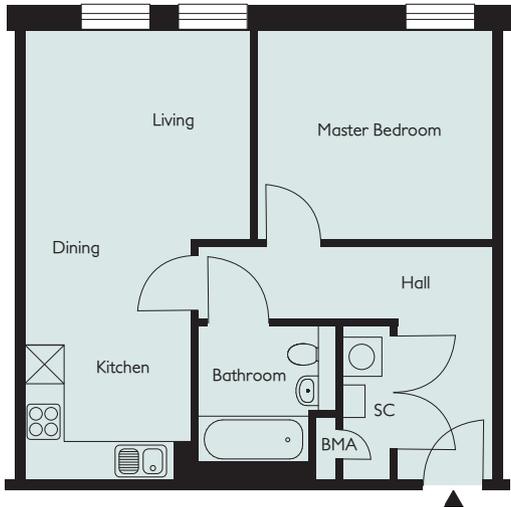


Victoria **002, 104 & 204**  
One Bedroom Apartments

Living	2.25 x 3.87m	7'4" x 12'9"
Kitchen/Dining	3.87 x 3.34m	12'9" x 10'11"
Master Bedroom	4.55 x 2.91m	14'11" x 9'7"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

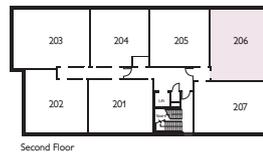
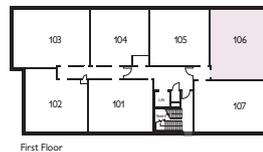
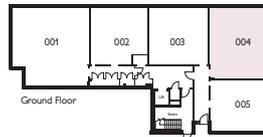
**KEY** SC: Service Cupboard W: Wardrobe BMA: Bathroom Maintenance Access RH: Reduced Headroom  
 Washing Machine Fridge/Freezer

# RIVERVIEW COURT VICTORIA BUILDING



## Victoria **003, 105 & 205** *One Bedroom Apartments*

Living	3.32 x 2.25m	10'11" x 7'4"
Kitchen/Dining	3.32 x 4.60m	10'11" x 15'1"
Master Bedroom	3.46 x 3.17m	11'4" x 10'5"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

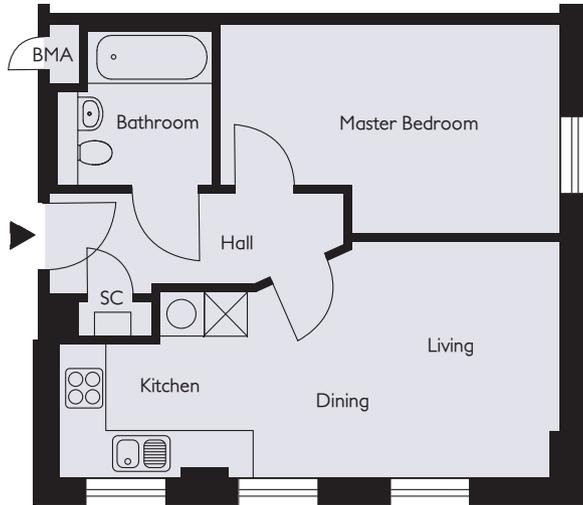


## Victoria **004, 106 & 206** *Two Bedroom Apartments*

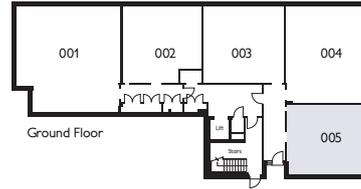
Living	2.57 x 4.31m	8'5" x 14'2"
Kitchen/Dining	3.86 x 2.93m	12'8" x 9'7"
Master Bedroom	3.40 x 3.87m	11'2" x 12'8"
Bedroom 2	3.95 x 2.85m	13'0" x 9'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

**KEY** SC: Service Cupboard W: Wardrobe BMA: Bathroom Maintenance Access RH: Reduced Headroom  
: Washing Machine : Fridge/Freezer

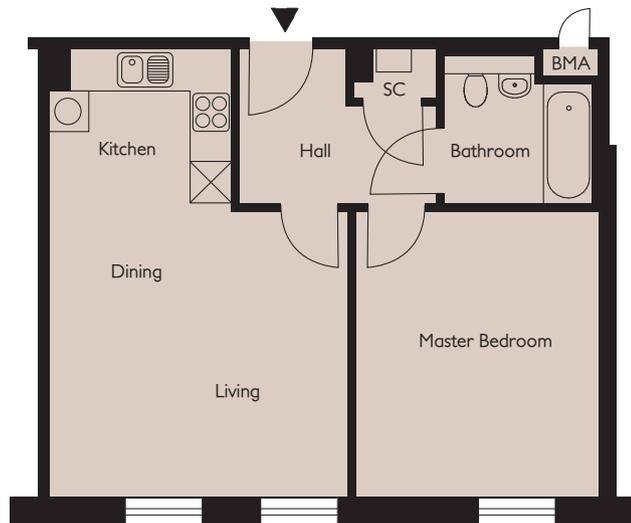
# RIVERVIEW COURT VICTORIA BUILDING



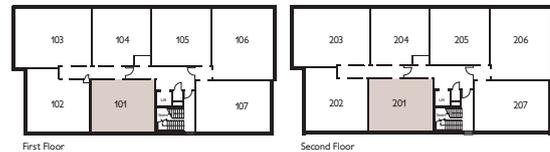
Victoria **005**  
One Bedroom Apartment



Living	3.21 x 2.39m	10'6" x 7'10"
Kitchen/Dining	2.51 x 4.38m	8'3" x 14'5"
Master Bedroom	4.61 x 2.84m	15'1" x 9'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

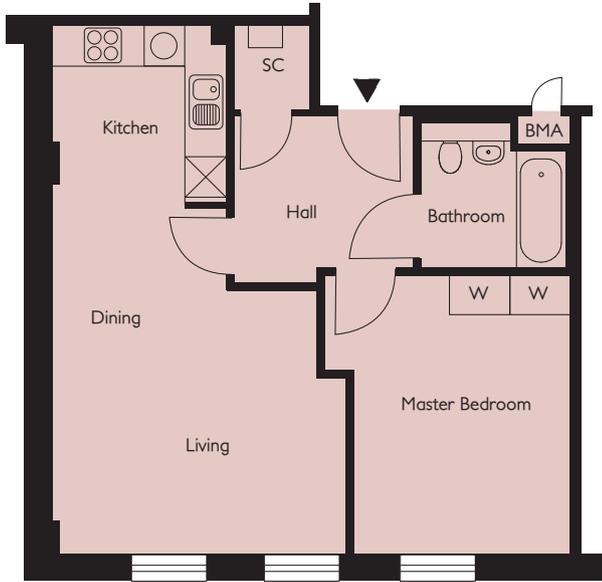


Victoria **101 & 201**  
One Bedroom Apartments



Living	2.47 x 4.10m	8'1" x 13'5"
Kitchen/Dining	4.10 x 3.88m	13'5" x 12'9"
Master Bedroom	4.05 x 3.45m	13'3" x 11'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT VICTORIA BUILDING



## Victoria **102 & 202** One Bedroom Apartments



Living	4.40 x 3.38m	14'5" x 11'1"
Kitchen/Dining	4.13 x 2.55m	13'7" x 8'4"
Master Bedroom	4.05 x 3.59m	13'3" x 11'9"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

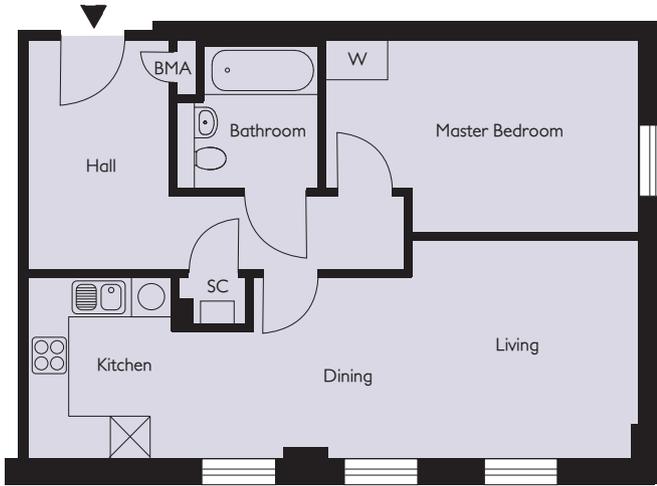


## Victoria **103 & 203** Two Bedroom Apartments



Living	3.28 x 3.46m	10'9" x 11'4"
Kitchen/Dining	3.82 x 3.63m	12'7" x 11'11"
Master Bedroom	4.54 x 3.52m	14'11" x 11'7"
Bedroom 2	4.54 x 2.76m	14'11" x 9'1"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT VICTORIA BUILDING



## Victoria **107 & 207**

*One Bedroom Apartments*

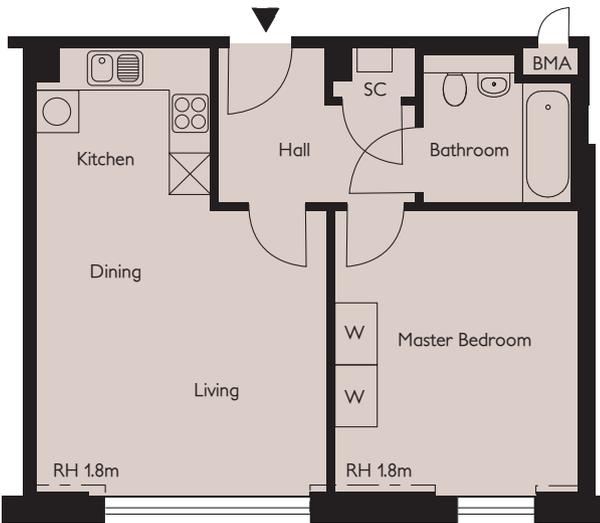
NB. Fitted wardrobes to plot 207 only



First Floor

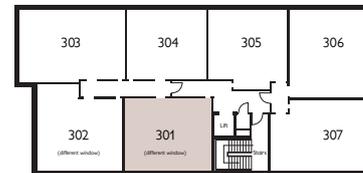
Second Floor

Living	3.84 x 3.21m	12'7" x 10'6"
Kitchen/Dining	5.16 x 2.66m	16'11" x 8'9"
Master Bedroom	4.61 x 2.84m	15'1" x 9'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



## Victoria **301**

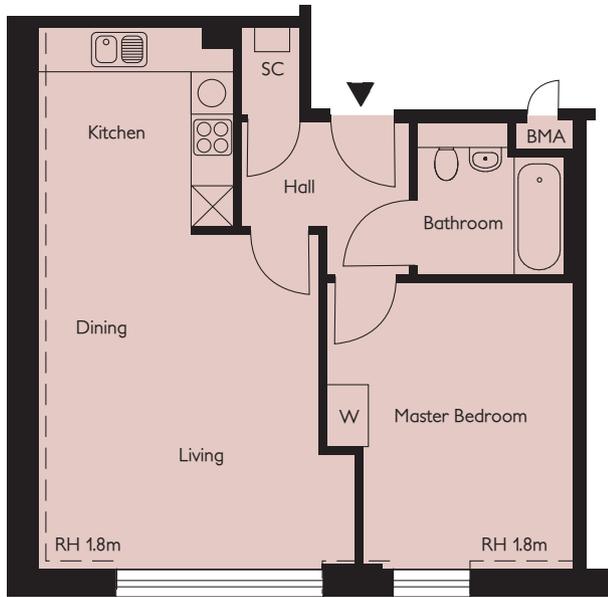
*One Bedroom Apartment*



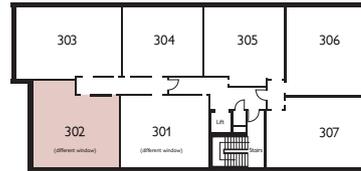
Third Floor

Living	2.43 x 4.10m	8'0" x 13'5"
Kitchen/Dining	3.89 x 4.10m	12'9" x 13'5"
Master Bedroom	4.03 x 3.45m	13'2" x 11'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT VICTORIA BUILDING



Victoria **302**  
One Bedroom Apartment

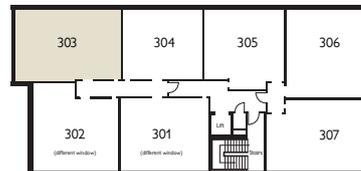


Third Floor

Living	2.72 x 3.98m	8'11" x 13'1"
Kitchen/Dining	4.80 x 3.98m	15'9" x 13'1"
Master Bedroom	4.03 x 3.41m	13'2" x 11'2"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



Victoria **303**  
Two Bedroom Apartment

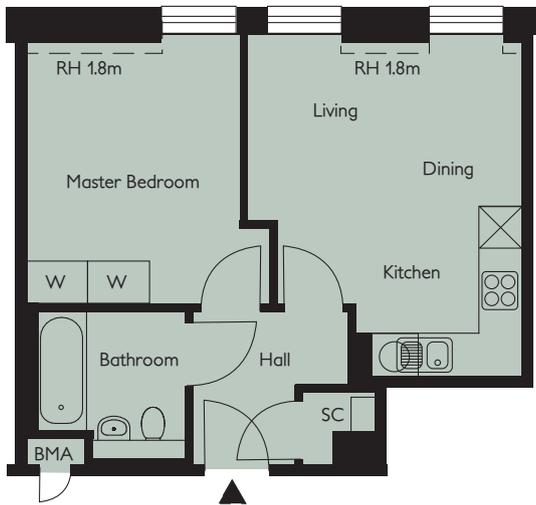


Third Floor

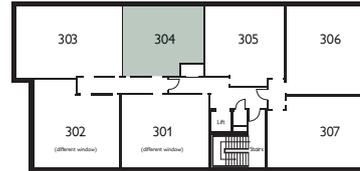
Living	2.79 x 3.22m	9'2" x 10'7"
Kitchen/Dining	3.57 x 3.95m	11'9" x 13'0"
Master Bedroom	3.87 x 3.46m	12'8" x 11'4"
Bedroom 2	3.87 x 2.80m	12'8" x 9'2"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

**KEY** SC: Service Cupboard W: Wardrobe BMA: Bathroom Maintenance Access RH: Reduced Headroom  
: Washing Machine : Fridge/Freezer

# RIVERVIEW COURT VICTORIA BUILDING

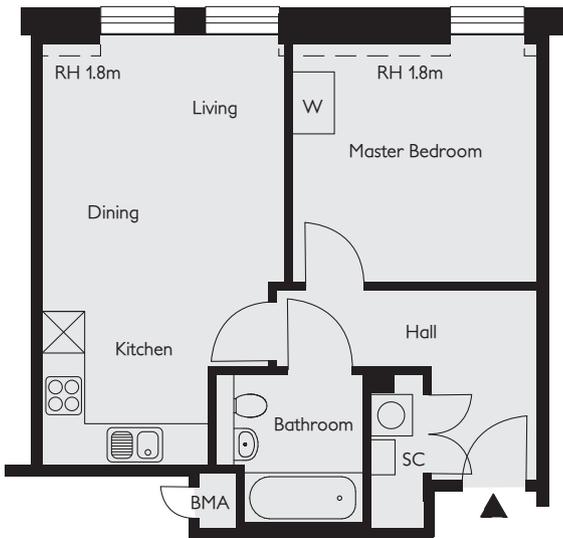


Victoria **304**  
One Bedroom Apartment

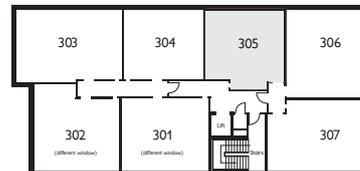


Third Floor

Living/Dining/Kitchen	4.55 x 3.90m	14'11" x 12'10"
Master Bedroom	3.87 x 3.39m	12'8" x 11'1"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



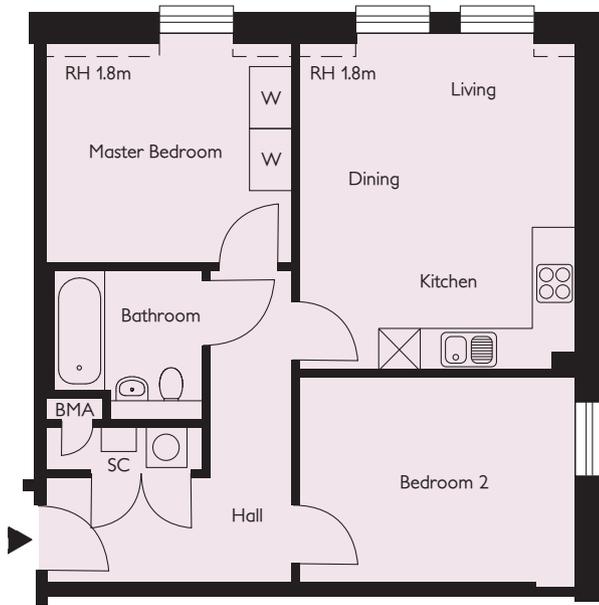
Victoria **305**  
One Bedroom Apartment



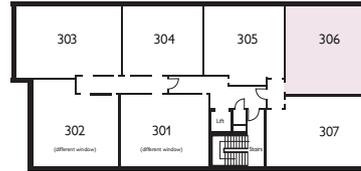
Third Floor

Living	2.26 x 3.45m	7'5" x 11'4"
Kitchen/Dining	3.86 x 3.45m	12'8" x 11'4"
Master Bedroom	3.55 x 3.32m	11'8" x 10'11"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT VICTORIA BUILDING



Victoria **306**  
Two Bedroom Apartment

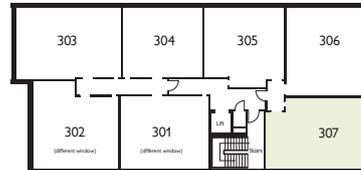


Third Floor

Living	3.93 x 3.17m	12'11" x 10'5"
Kitchen/Dining	2.60 x 3.93m	8'6" x 12'11"
Master Bedroom	3.32 x 3.39m	10'11" x 11'1"
Bedroom 2	3.93 x 3.85m	12'11" x 12'8"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

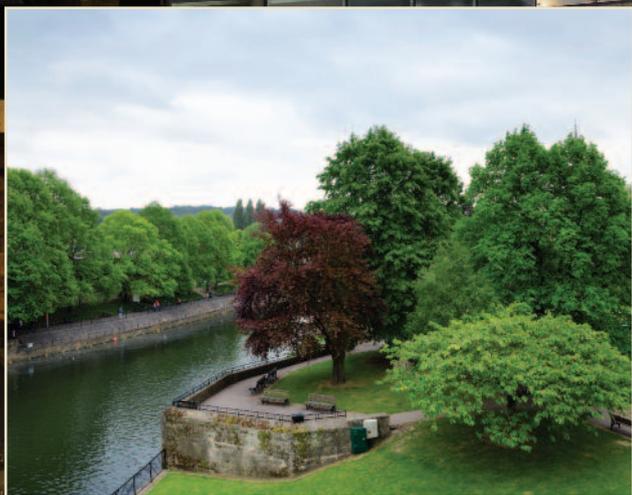


Victoria **307**  
One Bedroom Apartment



Third Floor

Living	3.35 x 3.25m	11'0" x 10'8"
Kitchen/Dining	5.52 x 2.68m	18'1" x 8'9"
Master Bedroom	4.60 x 3.37m	15'1" x 11'1"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



# THE PERFECT PLACE TO CALL HOME

Known for its beautiful architecture and the natural hot springs which gave the city its name, Bath has a unique blend of heritage and modern living. The city is home to several excellent museums and galleries, and hosts various arts festivals throughout the year.

There are over 150 restaurants, cafés and traditional pubs set within a great range of shopping from high street stores and small specialist shops to a flea market.

Bath is a beautifully green city, adorned with floral displays and bounded by wooded hills. The city is a 13-time winner of the Britain in Bloom competition.

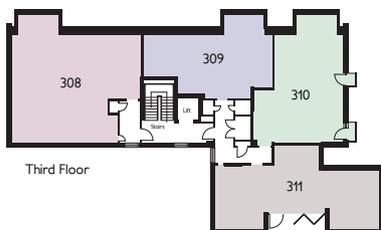
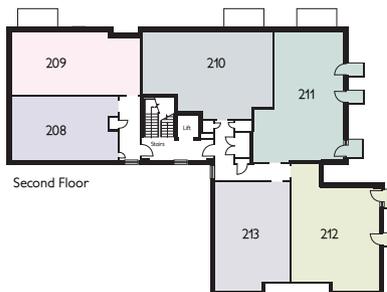
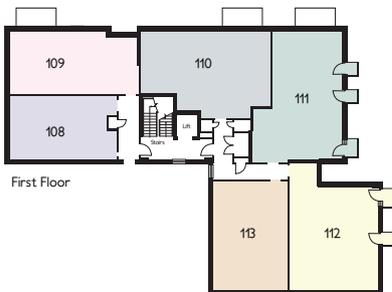
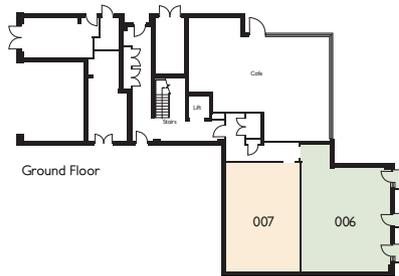
There is a comprehensive bus service throughout the city as well as good transport links to the region and beyond. The mainline railway means London is within easy reach and the nearby M4 motorway connects Bath to the rest of the UK.



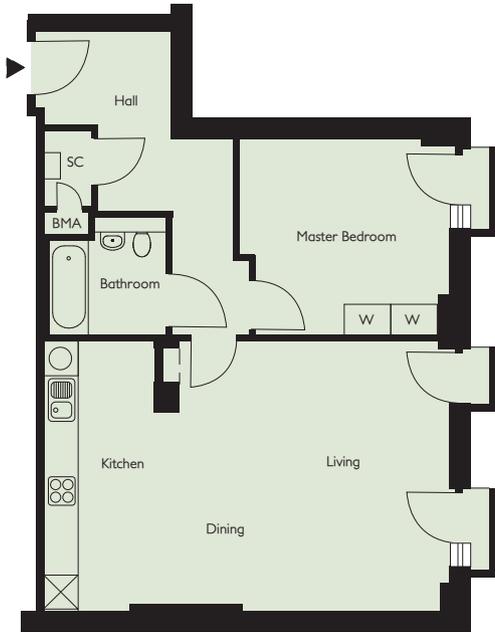
# RIVERVIEW COURT AVON BUILDING

## THE AVON BUILDING - DESIGNED FOR YOUR LIFESTYLE

The Avon Building faces out towards the River Avon, with several of its 18 apartments having views out across the river towards Bath city centre. This building comprises of 1, 2 and 3 bedroom accommodation each accessed by a secure communal entrance.

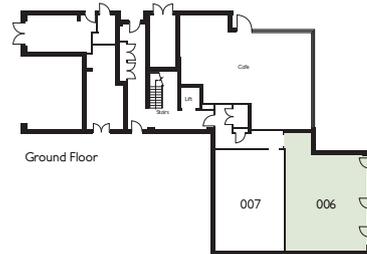


# RIVERVIEW COURT AVON BUILDING

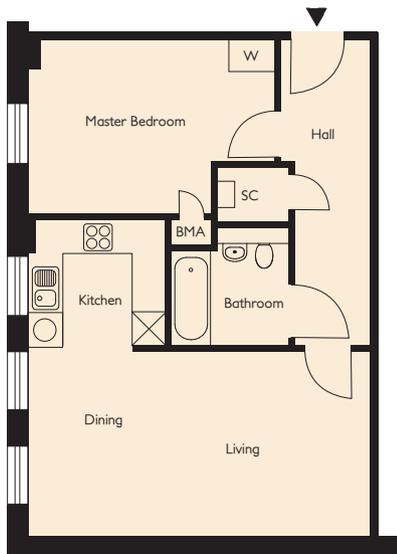


## Avon 006

*One Bedroom Apartment*

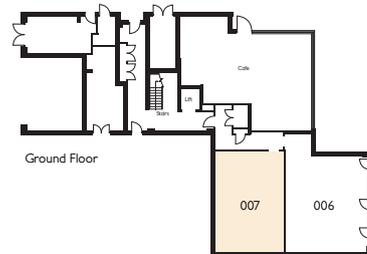


Living	3.40 x 4.82m	11'2" x 15'10"
Kitchen/Dining	3.80 x 4.82m	12'6" x 15'10"
Master Bedroom	3.72 x 3.49m	12'2" x 11'5"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



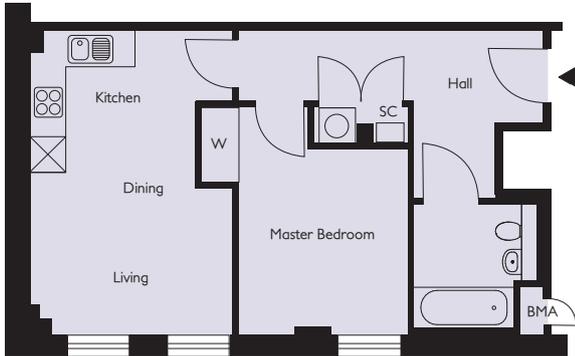
## Avon 007

*One Bedroom Apartment*



Living	3.50 x 3.27m	11'6" x 10'9"
Kitchen/Dining	2.45 x 5.63m	8'0" x 18'6"
Master Bedroom	4.41 x 3.11m	14'5" x 10'2"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

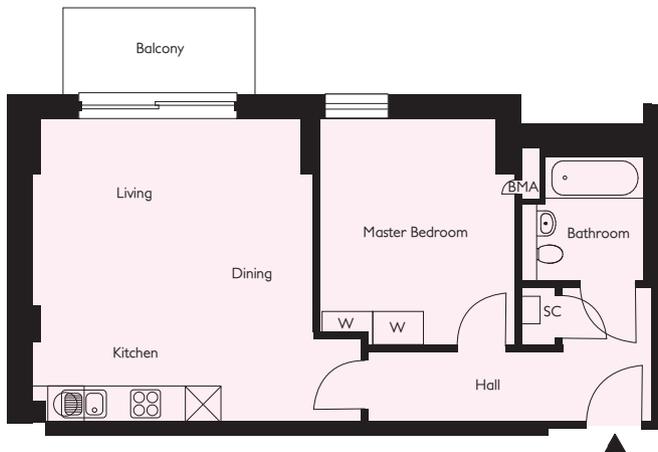
# RIVERVIEW COURT AVON BUILDING



## Avon 108 & 208 One Bedroom Apartments



Living	2.47 x 3.43m	8'1" x 11'3"
Kitchen/Dining	2.58 x 3.43m	8'5" x 11'3"
Master Bedroom	3.86 x 3.52m	12'8" x 11'7"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

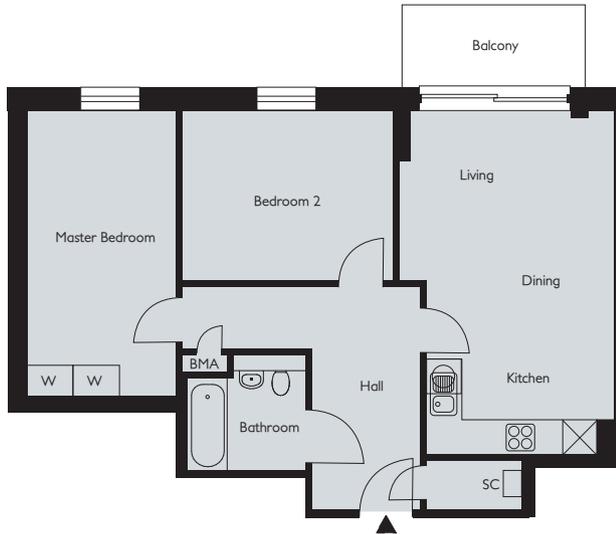


## Avon 109 & 209 One Bedroom Apartments



Living/Dining/Kitchen	5.16 x 4.79m	16'11" x 15'9"
Master Bedroom	3.86 x 3.34m	12'8" x 10'11"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT AVON BUILDING

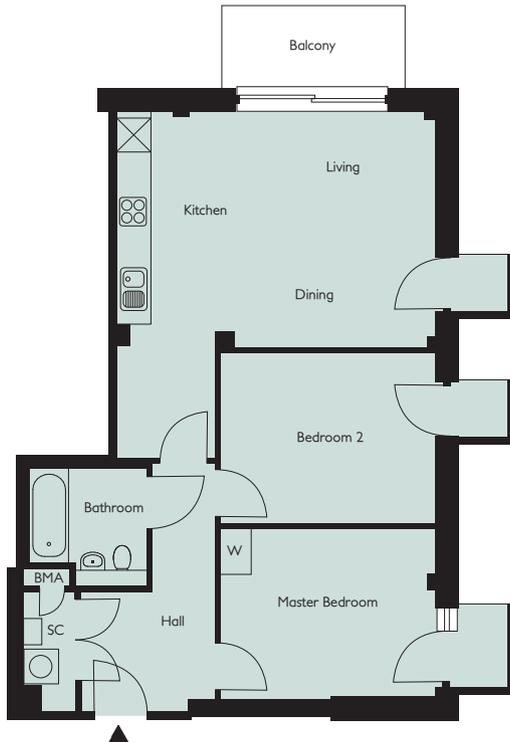


## Avon 110 & 210

Two Bedroom Apartments



Living	4.05 x 3.05m	13'3" x 10'0"
Kitchen/Dining	3.35 x 3.05m	11'0" x 10'0"
Master Bedroom	5.12 x 2.77m	16'10" x 9'1"
Bedroom 2	3.47 x 3.05m	11'5" x 10'0"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



## Avon 111 & 211

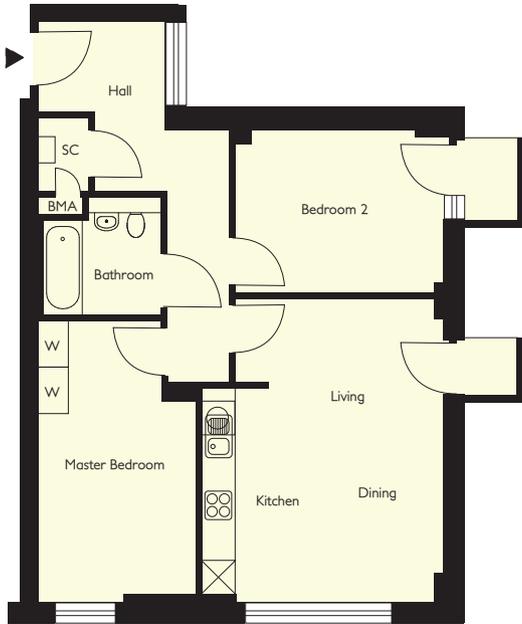
Two Bedroom Apartments



Living/Dining/Kitchen	6.19 x 5.53m	20'4" x 18'2"
Master Bedroom	3.83 x 3.05m	12'7" x 10'0"
Bedroom 2	3.83 x 3.03m	12'7" x 9'11"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

**KEY** SC: Service Cupboard W: Wardrobe BMA: Bathroom Maintenance Access RH: Reduced Headroom  
 ◻: Washing Machine ◻: Fridge/Freezer

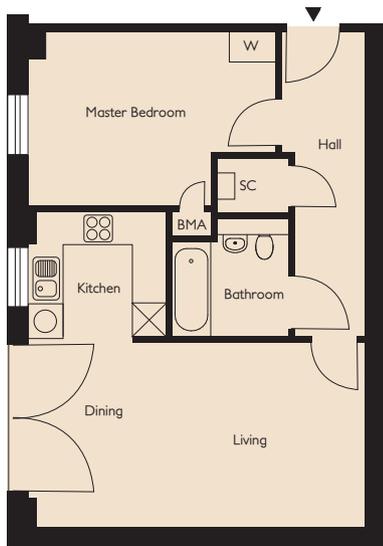
# RIVERVIEW COURT AVON BUILDING



**Avon 112**  
*Two Bedroom Apartment*



Living/Dining/Kitchen	5.40 x 4.30m	17'9" x 14'1"
Master Bedroom	4.99 x 2.81m	16'5" x 9'3"
Bedroom 2	3.68 x 2.91m	12'1" x 9'6"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

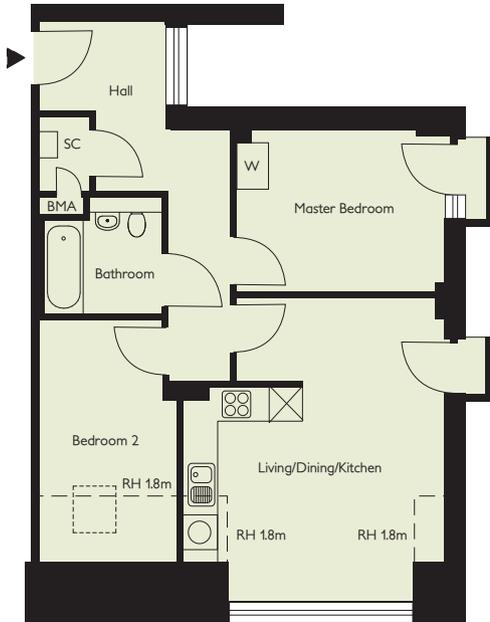


**Avon 113**  
*One Bedroom Apartment*



Living	3.50 x 3.27m	11'6" x 10'9"
Kitchen/Dining	2.45 x 5.63m	8'0" x 18'6"
Master Bedroom	4.41 x 3.11m	14'5" x 10'2"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

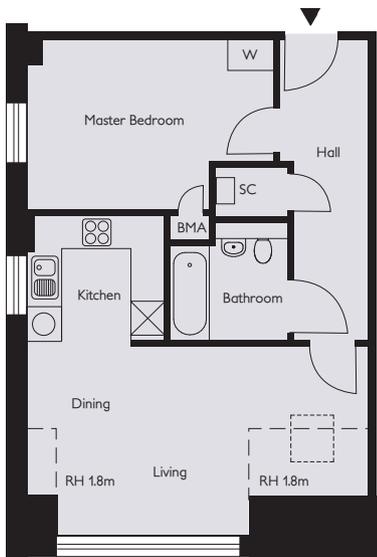
# RIVERVIEW COURT AVON BUILDING



**Avon 212**  
Two Bedroom Apartment



Living/Dining/Kitchen	5.39 x 4.66m	17'8" x 15'3"
Master Bedroom	3.68 x 2.91m	12'1" x 9'6"
Bedroom 2	3.56 x 2.44m	11'8" x 8'0"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



**Avon 213**  
One Bedroom Apartment



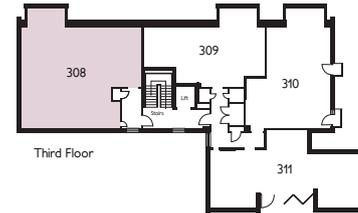
Living/Dining/Kitchen	5.95 x 5.72m	19'6" x 18'9"
Master Bedroom	4.41 x 3.01m	14'5" x 9'10"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

# RIVERVIEW COURT AVON BUILDING

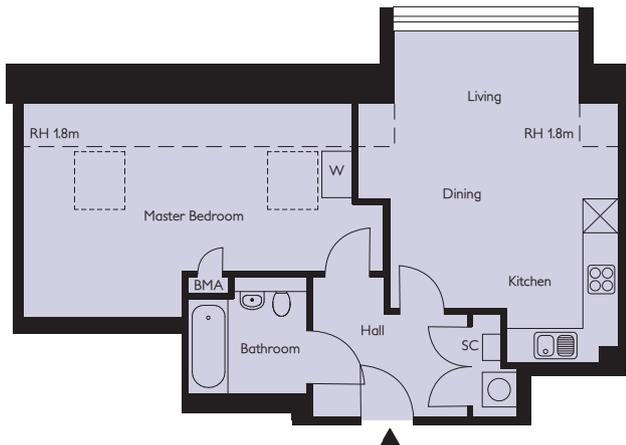


## Avon 308

Three Bedroom Apartment

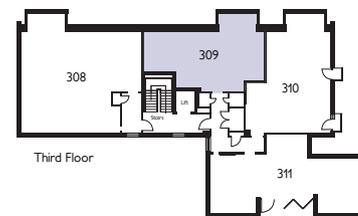


Living/Dining/Kitchen	7.37 x 4.12m	24'2" x 13'6"
Master Bedroom	5.34 x 3.99m	17'6" x 13'1"
En-Suite	1.50 x 2.10m	4'11" x 6'10"
Bedroom 2	3.64 x 2.83m	11'11" x 9'4"
Bedroom 3	3.43 x 3.32m	11'3" x 10'11"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



## Avon 309

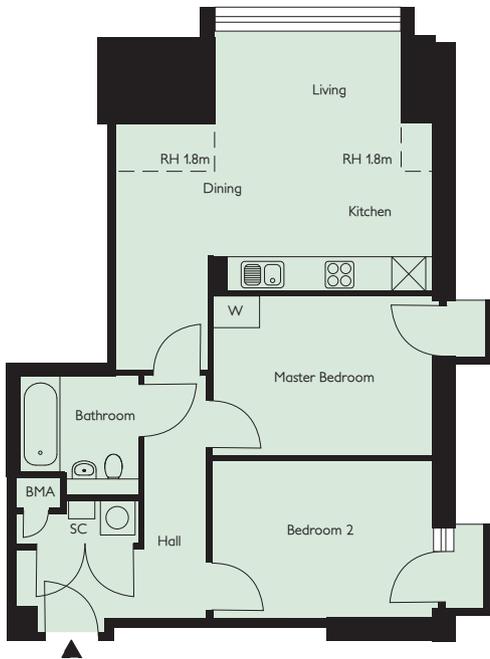
One Bedroom Apartment



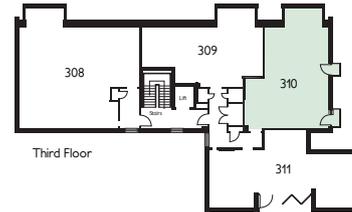
Living	2.97 x 4.56m	9'9" x 14'11"
Kitchen/Dining	4.00 x 2.93m	13'1" x 9'7"
Master Bedroom	6.37 x 3.52m	20'11" x 11'7"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

**KEY** SC: Service Cupboard W: Wardrobe BMA: Bathroom Maintenance Access RH: Reduced Headroom  
: Washing Machine : Fridge/Freezer

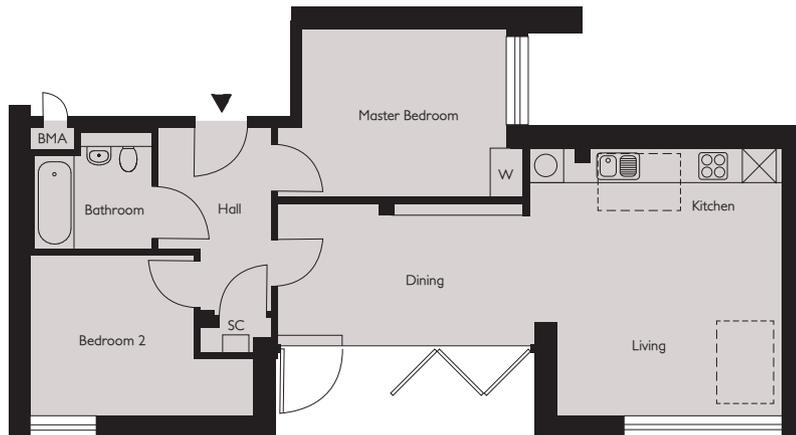
# RIVERVIEW COURT AVON BUILDING



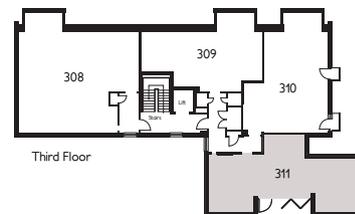
Avon **310**  
Two Bedroom Apartment



Living/Dining/Kitchen	6.04 x 5.53m	19'10" x 18'2"
Master Bedroom	3.88 x 2.81m	12'9" x 9'3"
Bedroom 2	3.88 x 2.85m	12'9" x 9'4"
Bathroom	2.10 x 2.10m	6'10" x 6'10"



Avon **311**  
Two Bedroom Apartment



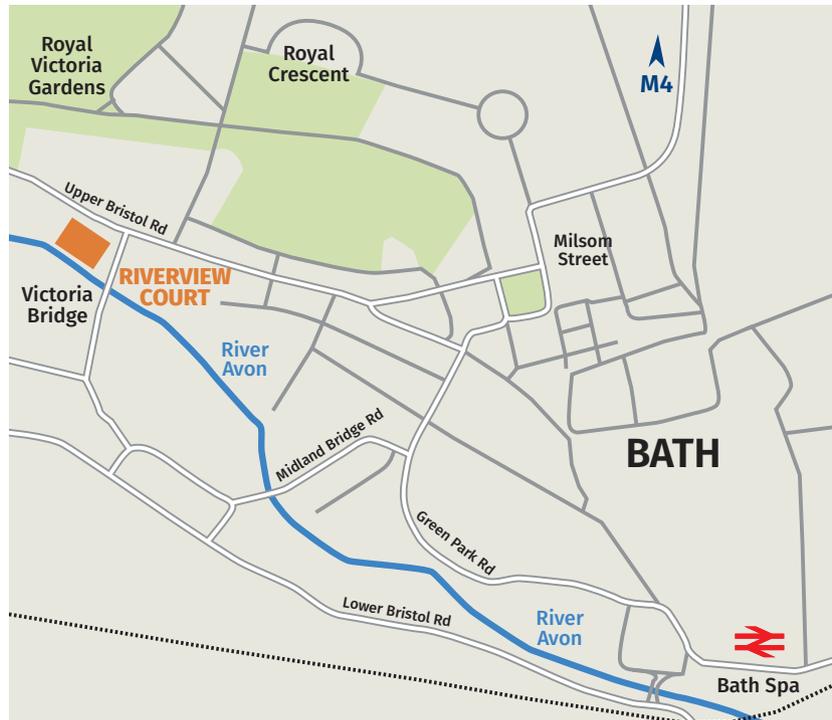
Living/Dining/Kitchen	9.03 x 4.78m	29'7" x 15'8"
Master Bedroom	4.08 x 2.84m	13'4" x 9'4"
Bedroom 2	4.01 x 2.88m	13'2" x 9'5"
Bathroom	2.10 x 2.10m	6'10" x 6'10"

**KEY** SC: Service Cupboard    W: Wardrobe    BMA: Bathroom Maintenance Access    RH: Reduced Headroom  
: Washing Machine    : Fridge/Freezer

# ON YOUR DOORSTEP

Riverview Court is a level walk of approximately 1 mile into the heart of Bath. Regular bus services run from outside the development into Bath or towards Bristol & Bristol Airport and the train station can be easily reached via a walkway along the banks of the river Avon.

Bath is a university city and also boasts an excellent range of primary and secondary schools. There are numerous parks, play areas and green spaces close by – including the wonderful 55 acre Royal Victoria Park which is located opposite the development. The city also contains a host of sporting and outdoor activities, many of which are centred around the River Avon.



# Bath



## ON FOOT

- 1 mile to Bath Spa Station
- 1 mile to Milson Street (Heart of Bath)
- 0.25 miles to Royal Crescent Hotel and Spa
- 0.4 miles to Sainsbury's Supermarket



## IN THE CAR

- 11 miles to Bristol
- 10 miles to M4 Junction 18
- 19 miles to Bristol Airport



## BY TRAIN

- Regular services to London Paddington from 90 minutes. Bristol Templemeads from 12 minutes.



Watkin Jones Homes operates a policy of continuous improvement therefore individual details may change. Please check with the sales executive where choices are offered as this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form any part of a contract and buyers should make their own arrangements via a surveyor and / or solicitor to clarify any points. All room dimensions and floor plans are approximate and for general guidance only.

# THE HIGHEST SPECIFICATION

Designed to the highest standards, our apartments are finished in a modern, contemporary fashion. Appliances from manufacturers such as Siemens, tiling from Porcelanosa and sanitary ware from Villeroy and Boch provide quality throughout.

## **General**

- High quality Aluminium window system
- Under floor heating
- Walk out balconies on selected plots
- 10 year NHBC warranty
- Dedicated parking bays on certain plots along with cycle storage
- Communal bin store

## **Electrical and Communication**

- Combination of LED downlights and pendants
- TV aerial / satellite and data points in living rooms and bedrooms
- Satin stainless steel light switches and sockets in selected areas
- USB double sockets in selected areas
- Audio / visual door entry handset system

## **Kitchens**

- High quality fitted kitchen in high gloss handle-less finish
- Quartz stone worktop and perimeter upstand\*
- Undermount stainless steel sink with Hansgrohe mixer tap\*
- Integrated Siemens appliances comprising of oven, induction hob, extractor hood, dishwasher, integrated washer / dryer, microwave and fridge freezer\*
- Feature LED lighting under units

## **Bathrooms and En-suites**

- Porcelanosa wall and floor tiles
- Villeroy and Boch sanitary ware
- Grohe brassware including basin mixer, shower head and thermostatic controls
- Large shower enclosures to selected plots with an en-suite
- Clear glazing to bath and shower screens
- Mirrored cabinetry with built in shelving and low voltage socket (bathrooms only)
- Ladder style chrome heated towel rail

## **Interior finishes**

- High quality doors throughout, colour coded to interior designers specification
- White satinwood finish to woodwork
- Luxury vinyl flooring to kitchen, living room and hallway
- Bedrooms carpeted in a soft grey colour tone
- Fitted wardrobe to master bedroom

## **Security**

- Principle entrance doors into communal areas secured via hard-wired fob readers
- Principle entrances fitted with audio / visual intercom system linked to each apartment
- Mains operated smoke detectors

This specification is plot specific and we reserve the right to alter or amend specification without prior notice.

\*Please check individual apartments details prior to reserving.



55 Ffordd William Morgan  
St Asaph Business Park, St Asaph  
Denbighshire LL17 0JG

Tel: 01745 538200 [www.watkinjoneshomes.co.uk](http://www.watkinjoneshomes.co.uk)