



HOPE HOUSE

LANSDOWN · BATH



An Acorn Property Group led development in partnership with Galliard Homes

Hope Place Apartments

Hope Place, luxurious apartments

This striking building is built in true Georgian style with seventeen spacious 1, 2 and 3 bedroom apartments, overlooking the grand formal lawns to the north and across the city of Bath to the south. Complete with an impressive and elegant lift pavilion which links to the underground parking.

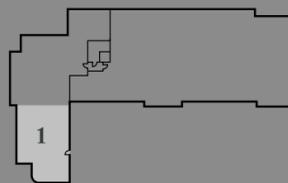




HOPE PLACE

APARTMENT NO. 1 - LOWER GROUND FLOOR

Kitchen/Living/Dining	7.40m x 6.60m	24'3" x 21'8"
Master Bedroom	4.80m x 2.80m	15'9" x 9'2"
Bedroom 2	4.10m x 2.70m	13'5" x 8'10"
Utility	1.50m x 1.20m	4'11" x 3'11"



APARTMENT LOCATOR
LOWER GROUND FLOOR

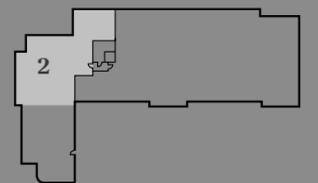
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HOPE PLACE

APARTMENT NO. 2 - LOWER GROUND FLOOR

Kitchen/Living/Dining	7.40m x 6.70m*	24'3" x 22'0"**
Master Bedroom	4.30m x 3.00m	14'1" x 9'10"
Dressing Room**	1.90m x 1.30m	6'3" x 4'3"
Bedroom 2	4.30m x 3.00m*	14'1" x 9'10"**
Utility	2.00m x 1.20m	6'7" x 3'11"



APARTMENT LOCATOR
LOWER GROUND FLOOR

* Maximum Dimensions **Dressing room dimensions exclude wardrobes

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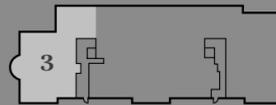


HOPE PLACE

APARTMENT NO. 3 - GROUND FLOOR

Kitchen/Living/Dining	9.40m x 6.60m*	30'10" x 21'8"
Master Bedroom	4.00m x 3.80m	13'1" x 12'5"
Dressing Room**	2.10m x 1.40m	6'11" x 4'7"
Bedroom 2	4.50m x 3.30m	14'9" x 10'10"
Bedroom 3	4.10m x 3.30m*	13'5" x 10'10"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
GROUND FLOOR

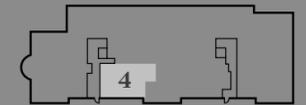


HOPE PLACE

APARTMENT NO. 4 - GROUND FLOOR

Kitchen/Living/Dining	5.20m x 4.90m*	17'1" x 16'1"
Master Bedroom	4.30m x 2.90m	14'1" x 9'6"
Dressing Room**	2.20m x 1.00m	7'3" x 3'3"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
GROUND FLOOR

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HOPE PLACE

APARTMENT NO. 5 - GROUND FLOOR

Kitchen/Living/Dining	7.40m x 6.70m*	24'3" x 22'0"*
Master Bedroom	4.70m x 3.90m*	15'5" x 12'10"*
Bedroom 2	3.70m x 2.90m	12'2" x 9'6"
Bedroom 3	3.60m x 3.40m*	11'10" x 11'1"*
Utility	2.30m x 1.20m	7'7" x 3'11"

* Maximum Dimensions



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GROUND FLOOR

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HOPE PLACE

APARTMENT NO. 6 - GROUND FLOOR

Kitchen/Living/Dining	11.60m x 4.40m	38'1" x 14'5"
Master Bedroom	4.30m x 3.20m	14'1" x 10'6"
Bedroom 2	3.10m x 2.90m	10'2" x 9'6"



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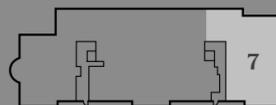


HOPE PLACE

APARTMENT NO. 7 - GROUND FLOOR

Kitchen/Living/Dining	13.50m x 5.40m*	44'3" x 17'9"
Master Bedroom	4.20m x 2.90m	13'9" x 9'6"
Dressing Room**	1.30m x 1.20m	4'3" x 3'11"
Bedroom 2	5.10m x 3.60m*	16'9" x 11'10"
Bedroom 3	4.00m x 2.80m	13'1" x 9'2"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
GROUND FLOOR

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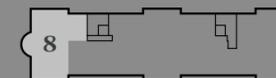


HOPE PLACE

APARTMENT NO. 8 - FIRST FLOOR

Kitchen/Living/Dining	9.00m x 6.60m*	29'6" x 21'8"
Master Bedroom	4.40m x 3.20m	14'5" x 10'6"
Dressing Room**	1.80m x 1.40m	5'11" x 4'7"
Bedroom 2	3.40m x 3.30m*	11'2" x 10'10"
Utility	2.40m x 1.20m	7'10" x 3'11"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
FIRST FLOOR

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HOPE PLACE

APARTMENT NOS. 9 & 14 - FIRST & SECOND FLOOR

Kitchen/Living/Dining	6.50m x 6.10m	21'4" x 20'0"
Master Bedroom	4.00m x 3.10m	13'1" x 10'2"
Dressing Room**	2.10m x 1.80m	6'11" x 5'11"
Bedroom 2	4.10m x 2.70m	13'5" x 8'10"

**Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
FIRST & SECOND FLOOR



HOPE PLACE

APARTMENT NOS. 10 & 15 - FIRST & SECOND FLOOR

Kitchen/Living/Dining	7.40m x 6.70m	24'3" x 22'0"
Master Bedroom	4.70m x 3.90m	15'5" x 12'10"
Bedroom 2	3.70m x 2.90m	12'2" x 9'6"
Bedroom 3	3.60m x 3.30m*	11'10" x 10'10"*
Utility	2.30m x 1.20m	7'7" x 3'11"

* Maximum Dimensions



APARTMENT LOCATOR
FIRST & SECOND FLOOR

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HOPE PLACE

APARTMENT NOS. 11 & 16 - FIRST & SECOND FLOOR

Kitchen/Living/Dining	11.10m x 4.60m*	36'5" x 15'1"*
Master Bedroom	3.60m x 3.40m	11'10" x 11'2"
Dressing Room**	3.00m x 1.10m	9'10" x 3'7"
Bedroom 2	3.30m x 2.90m	10'10" x 9'6"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
FIRST & SECOND FLOOR

HOPE PLACE

APARTMENT NOS. 12 & 17 - FIRST & SECOND FLOOR

Kitchen/Living/Dining	13.60m x 5.40m*	44'7" x 17'9"*
Master Bedroom	4.20m x 2.90m	13'9" x 9'6"
Dressing Room**	1.30m x 1.20m	4'3" x 3'11"
Bedroom 2	5.10m x 3.60m*	16'9" x 11'10"*
Bedroom 3	4.00m x 2.80m	13'1" x 9'2"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
FIRST & SECOND FLOOR

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HOPE PLACE

APARTMENT NO. 13 - SECOND FLOOR

Kitchen/Living/Dining	9.00m x 6.60m*	29'6" x 21'8"
Master Bedroom	4.40m x 3.20m	14'5" x 10'6"
Dressing Room**	1.80m x 1.40m	5'11" x 4'7"
Bedroom 2	3.40m x 3.30m*	11'2" x 10'10"
Utility	2.40m x 1.20m	7'10" x 3'11"

* Maximum Dimensions **Dressing room dimensions exclude wardrobes



APARTMENT LOCATOR
SECOND FLOOR



Computer generated image of interior at Hope Place, Hope House

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HOPE PLACE

LOWER GROUND FLOOR - CAR PARK

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Hope Place apartments

An elegant lift pavilion and Romanesque stairs lead up to Hope House and immaculate grounds. Surrounded by Georgian features, an abundance of Bath Stone and spectacular woodland, gives an amazing sense of living in the grounds of a stately home.



Quality and sophistication

The profound detailing is evident from the moment you step inside. Utilising the expert interior design skills of Lambart & Browne to create an impression as beautiful as the building and grounds that enclose them.

Kitchen

- Fully fitted kitchen by Leicht
- Granite worktops
- Range of Miele & Neff appliances to include:
 - Integrated 70/30 fridge/freezer
 - Built in multifunction single oven
 - Built in microwave oven
 - Induction hob with onset controls
 - Fully integrated dishwasher
 - Integrated extractor
- Built in wine cooler
- Space saving recycling bin
- Under lit wall cabinet LED lighting
- Polished chrome socket outlets above work surfaces and concealed multi-gang appliance panel

Electrical Fittings & Communications

- Mixture of LED recessed downlights and pendants
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- Polished chrome light switches and sockets
- External socket to rear patio where applicable
- USB double sockets to selected areas

Bathroom/En-Suite/Cloakroom

- Porcelain wall tiles by Mandarin Stone
- Polished marble floor tiles by Mandarin Stone to master en-suite
- Large format porcelain floor tiles by Mandarin Stone to family bathroom/guest en-suite
- Contemporary design white sanitary ware by Duravit
 - Wall hung WC with soft close seat, concealed cistern and dual flush plate
 - Hand basin with vanity unit
 - Wall hung washbasin in cloakroom where applicable
- Brassware by Vado in polished chrome
 - Wall mounted taps
 - Thermostatic shower controls
 - Ceiling mounted round shower head
 - Hand held shower kit
 - Accessories include robe hook, toilet roll holder and towel ring in polished chrome
- Clear glazed bath screen/shower screen
- Ladder style heated towel rail
- Recessed LED downlights
- Recess to shower area
- Bespoke vanity unit to master en-suite

Heating/Hot Water

- Communal heating
- Under floor heating throughout
- Plumbing for washer/dryer in utility room/hallway cupboard

Interior Finishing

- Walls and ceilings in matt emulsion to Interior Designer's specification
- Painted internal doors to Interior Designer's specification
- Polished chrome door handles
- Timber sliding sash windows
- Engineered timber flooring to hallway, kitchen, dining and living area
- Carpet to bedrooms
- Fully fitted wardrobes to master bedroom/dressing room

Communals

- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Carpet to stairs and hallways
- Walls and ceilings in matt emulsion to Interior Designers specification

External Finishes

- Private access to tennis court and communal gardens
- Paved private external areas where applicable
- Communal bin store
- LED Lighting

Car Parking

- Two allocated car parking spaces for three bedroom apartments
- One allocated car parking space for two bedroom apartments



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