THE PENTHOUSES

ROYAL VIEW

AT

BATH
RIVERSIDE
THE SHAPE OF THINGS TO COME...
Dramatic, inspiring and cutting-edge architecture that stands out from the crowd. Thoughtfully considered features which capture the distinctive character of Bath’s famous Georgian buildings. An enviable waterside location. Royal View is the next chapter in the popular Bath Riverside story.

This groundbreaking collection of one and two bedroom apartments has been inspired by some of the city’s most beautiful landmarks. Designed with soft edges and stunning curvature, Royal View integrates with the historic fabric of the city and offers a unique place to live.

Boasting majestic views of the landscape from all angles, access to beautiful parkland and upcoming eateries, this tranquil retreat is perfectly placed for luxurious city living.

Located on the banks of the River Avon, Royal View has a harmonious relationship with the landscaped parks and the water. One curve of the building stretches out to offer views of the skyline and surrounding countryside, whilst the other is south facing and makes the most of light and shade.
Influenced by the 18th century architecture throughout the area and inspired by famous landmarks, including The Royal Crescent and The Circus, Royal View perfectly combines cutting-edge design with traditional materials and blends seamlessly with the surroundings.

Predominantly built using Bath stone, which has been sourced from a local quarry, the building is instantly recognisable as part of the Bath vernacular. The soft edges and curved, stepped levels create sweeping stairways and natural terraces in which you can mingle with your neighbours.

The central atrium space with planted hanging columns brings the outside in and provides glorious views of the sky above. The fluid and graceful architecture throughout the atrium extends through the entire building, enveloping the façade and ensuring that there is no beginning or end to its exterior.

AN ICONIC & ELEGANT COLLECTION OF LUXURY RIVERSIDE PENTHOUSE APARTMENTS

DESIGNED TO COME FULL CIRCLE
The building’s curves create softness of form and shadows enabling a balance of light and shade across the façades.
Each penthouse has a private rooftop terrace, which offers panoramic views of Bath’s stunning skyline and surrounding countryside. Acting as a fifth elevation to the building, the terraces are accessed via your own spiral staircase, which is enclosed within glass to maximise light and space.

Whilst one area of the terrace has been designed for mingling and enjoying a sunset dinner with friends, another area has been transformed into a snug space. This secluded section is surrounded by plants and offers you a relaxation zone, which you can retreat to after a busy day in the city.
Whether you are admiring the striking design or basking in the tranquil surroundings, you will find distinctive features around every turn.

Situated on the banks of the River Avon, the building is in complete harmony with the natural setting. One curve of the building stretches out to offer views of the city and countryside whilst the other is south facing and makes the most of light and shade.
There is an abundance of green space, which creates opportunities for biodiversity and wildlife habitats, making this a beautiful place to live. The private rooftop gardens will add to the natural landscape, as will features such as the living walls on the north and south side of the building. These green walls will provide colourful, seasonal displays and will help the building’s facade blend in with the natural setting.

Living here offers a sociable and sustainable way of life. With the city centre a short walk away and cycle storage on-site, you can explore riverside walks and cycling routes. The creation of two new parks will provide opportunities to interact outside in the summer months, as will the upcoming eateries which are planned for the ground level. With beautiful terraces and views of the water, these new eateries will invite both residents and people passing by to stop for a bite to eat and enjoy the glorious setting.
Designed with your lifestyle in mind, every aspect of your new home has been finished to the highest specification. The Alno kitchen is bright and spacious and is the perfect space for hosting vibrant dinner parties. Careful thought and consideration has been given to all aspects of the room, from the A rated appliances to the soft close doors and drawers.
Retreat to the luxurious bathroom and pamper yourself in the beautiful double-ended bath. From the modern design to the quality fixtures and fittings, the bathroom is the ideal place to unwind. The large bedrooms are just as welcoming and present the perfect escape.
A focus on sustainability
From building high quality homes that keep energy and water bills down to providing local transport options, green spaces and amenities, Crest Nicholson create communities in which people can thrive.
Royal View has been built with the same principles. Materials, such as Bath stone, have been locally sourced and internal fixtures and fittings have been designed to save energy. Features such as pull out recycling bins in the kitchen and low energy lighting throughout help to reduce household bills, whilst the green location encourages sustainable modes of transport as the city centre is just a short level walk away.

Striking entrance lobby and atrium
As soon as you step inside the impressive entrance lobby you will see why Royal View is so special. The stone flooring complements the exterior stone finish and resembles traditional Georgian homes in the area. The walls have been completed with Bath stone and timber cladding and the stairs have frosted glass balustrades and stainless steel handrails.

Terraces that wrap around the skyline
The impressive rooftop terraces come complete with atmospheric lighting and composite decking in classic grey. Offering inspiring views of the city’s iconic skyline, these secluded outdoor spaces are perfect for entertaining friends and family. Each terrace has an external electrical point, external tap and corten steel planters for the greenery and budding flowers.

Efficient heating
Each home comes with underfloor heating throughout and Vogue Focus chrome heated towel rails in the bathroom and en suite.

Luxurious and contemporary
The stunning Alno kitchen comes complete with integrated appliances by Siemens which include an integrated electric oven, five zone induction hob, ceiling extractor, dishwasher, larder fridge and larder freezer. There is also a wine cooler and a coffee machine, ideal for when you are entertaining guests. The bathroom is fitted with contemporary sanitaryware, a state-of-the-art Hansgrohe shower and Porcelanosa tiled flooring.

Ultra-modern electricals
Each penthouse has low energy LED downlighters to the living/dining area, kitchen, bathroom, en suite, entrance hall and cloakroom. All other areas are fitted with Hiigle pendent lighting. Designed for modern living, these homes also come with television points to the living rooms, bedrooms and breakfast bars and Sky Q points to the main living areas and bedrooms. There is also a USB port in your kitchen.

Beautifully finished
The internal door frames, walls, skirtings and architraves have been finished in gloss and have a neutral decor, which provides you with a blank canvas to add your own style to. The electrical points and accessories are finished in polished chrome, as is the integrated USB port in the kitchen. The exterior of the building is just as beautiful. Merging cream colours that Bath stone is famous for with more warm orange hues, the building has a truly striking visual appeal.

Peace of mind and security
The building has been fitted with an audio visual system for your peace of mind and security. Inside, each penthouse has a mains operated smoke and CO detector and the windows and doors have been finished with quality ironmongery and fitted with multipoint locking.

The penthouses at Royal View have been beautifully designed with high specification interiors and energy efficient features throughout.
The next chapter in Bath Riverside’s story, Royal View is the new landmark building which offers contemporary living at its finest.

Each home has been crafted to meet the needs of modern living with space and environmental sustainability at the forefront, while recognising Bath’s rich architectural heritage. Our architects have created designs that complement, not compete, with traditional Bath, building the city’s heritage of the future.

Set on the banks of the River Avon, these new homes in Bath are one of the very few residential developments that enjoy direct access to the riverside whilst being a short level walk to the town centre. Just across the river is the Royal Victoria Park, a substantial green area that includes Botanical Gardens, children’s play area, tennis courts and sublime Victorian landscaping.

THE NEXT CHAPTER

DEVELOPMENT LAYOUT

1. Marketing Suite
2. Alexandra House
3. Beatrice House
4. Frederick House
5. Leopold House
6. Sovereign House
7. Albert Crescent
8. Elizabeth Parade
9. Longmead Terrace
10. Percy Terrace
11. Stothert Avenue
12. Highgate Apartments
13. Imperial Apartments
14. Palladian Apartments

Entrance to Bath Riverside
The spiral staircase is perhaps the most stunning feature. Within glass to maximise light and space, the staircase leads you out of your home and weaves its way to the rooftop terrace, which acts as a fifth elevation to the building. The sweeping terraces wrap around the apartment and offer inspiring views of the surrounding landscape and the River Avon. Soft hedging and ornamental grasses provide a picturesque border to each terrace and shelter you from your neighbours, ensuring you have a secluded outdoor space to enjoy. Whether you want to host a summer soirée or simply sit back and admire the view, the terrace offers you the perfect escape from the city.

**THE PENTHOUSES**

**Seventh Floor**

**Private Roof Terrace**

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

**SIXTH FLOOR**

**SEVENTH FLOOR**

**Roof Terrace**

Digital floor plan illustration is indicative only.

Due to the shape of the rooms at Royal View, the dimensions in the key are taken from specified points on the floor plans (please speak to your Sales Advisor for details), and are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot.

Please note terrace area dimensions exclude both the stores and planted areas and are a measure of the usable terrace only.

**Living/Dining Room**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Square Feet</th>
<th>Square Meters</th>
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</thead>
<tbody>
<tr>
<td>14'3&quot; x 16'3&quot;</td>
<td>28'8&quot; x 4'9&quot;</td>
<td>433</td>
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**Kitchen**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Square Feet</th>
<th>Square Meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>14'3&quot; x 9'4&quot;</td>
<td>15'0&quot; x 8'1&quot;</td>
<td>1442</td>
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**Total area**

<table>
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<tr>
<th>Square Feet</th>
<th>Square Meters</th>
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<tbody>
<tr>
<td>1442</td>
<td>132.10</td>
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Royal View is located on the banks of the river, reflecting the historic significance of water to Bath and enhancing the water’s edge. The exterior curves are reminiscent of Georgian buildings, which traditionally used them to view specific landscapes. Inside, the curves continue throughout the central atrium. This spectacular space provides a direct link with the great outdoors, decorated with hanging plants and providing views of the sky above. The atrium also offers a communal social space and terraces, which you can use to interact with your neighbours.

**4702 THE HEATH PENTHOUSE**

- **Living/Dining Room**: 13.65m x 4.72m | 44’9” x 15’6”
- **Kitchen**: 4.20m x 3.25m | 13’9” x 10’8”
- **Master Bedroom**: 5.13m x 3.31m | 16’10” x 10’10”
- **Bedroom 2/Study**: 4.17m x 3.06m | 13’8” x 10’0”

**Total area**: 176.42 sqm | 1899 sqft

**Private Roof Terrace**

- **Total area**: 42.40 sqm | 456 sqft

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Each apartment has been finished to the highest
design. The interiors are neutral throughout,
so you can personalise every room and make the
home your own. With an open plan layout and a
large kitchen and dining area, it’s the perfect space
to socialise with family and friends.

The master bedroom offers ample room to relax and
unwind, with a private dressing area and an en suite
bathroom. The en suite and main bathroom have
been beautifully designed with luxurious fixtures and
fittings. The second bedroom has also been carefully
considered and offers you an additional space, which
you can transform to suit your lifestyle.

THE PENTHOUSES

THE HEATH PENTHOUSE

SEVENTH FLOOR

PRIVATE ROOF TERRACE

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<th>Measurement</th>
<th>Feet</th>
<th>Square Feet</th>
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<tr>
<td>Living/Dining Room</td>
<td>9.82 x 4.95</td>
<td>32'3&quot;</td>
<td>32'3&quot;</td>
</tr>
<tr>
<td>Kitchen</td>
<td>6.31 x 2.00</td>
<td>20'8&quot;</td>
<td>20'8&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.09 x 2.85</td>
<td>13'5&quot;</td>
<td>13'5&quot;</td>
</tr>
<tr>
<td>Bedroom 2/Study</td>
<td>3.86 x 3.38</td>
<td>12'8&quot;</td>
<td>12'8&quot;</td>
</tr>
</tbody>
</table>

Total area: 141.21 sqm 1520 sqft
At Crest Nicholson we continue to build attractive new homes that satisfy our customers’ needs whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years’ experience of creating award-winning homes and vibrant mixed-use developments, we take pride in our commitment to building high-quality new homes that are as sought after as the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers’ lifestyle expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been thoughtfully designed to maximise space and create light-filled interiors with a variety of complementary and highly individual external finishes.

You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We are proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend our build quality and lifestyle benefits to their friends and family members by ensuring that we deliver the very highest levels of satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of awards, including seven 2008 Grand Designs Awards by the RIBA for our Hamlet Green developments and a series of highly coveted RIBA Design, Housing and Company Awards. Our commitment to delivering high-quality homes and communities that meet the evolving needs of our customers is widely recognised.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey

The Seal of Excellence

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THE LIVINGSTONE PENTHOUSE

Kennet House, Reading.

Ouzel Island, Milton Keynes.