

**CONTEMPORARY  
LIVING** CLASSIC  
LOCATION

# CONTEMPORARY LIVING CLASSIC LOCATION



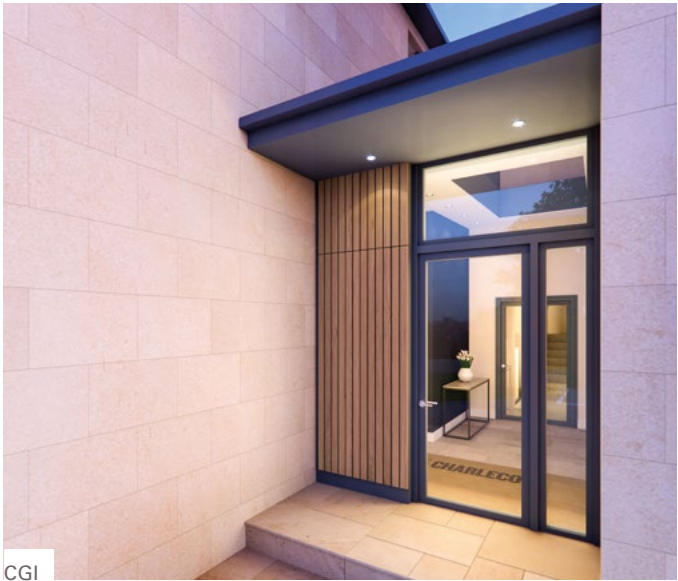
Situated in a prime elevated position at the top of Sion Road in Lansdown, Charlecote is a contemporary residential development of twelve 2-bedroom apartments.

Surrounded by mature trees and landscaping, all properties feature the finest interior design and high specification finishes, with terraces and balconies to a selection of apartments affording spectacular views towards Bath city and the countryside beyond.

Lansdown is one of the most sought after residential locations in Bath, situated just under a mile from the city centre and with a wealth of recreational activities on its doorstep. This luxury development offers a unique opportunity to experience contemporary living in this classic and exclusive location.



# IMAGE GALLERY



# FLOOR PLANS

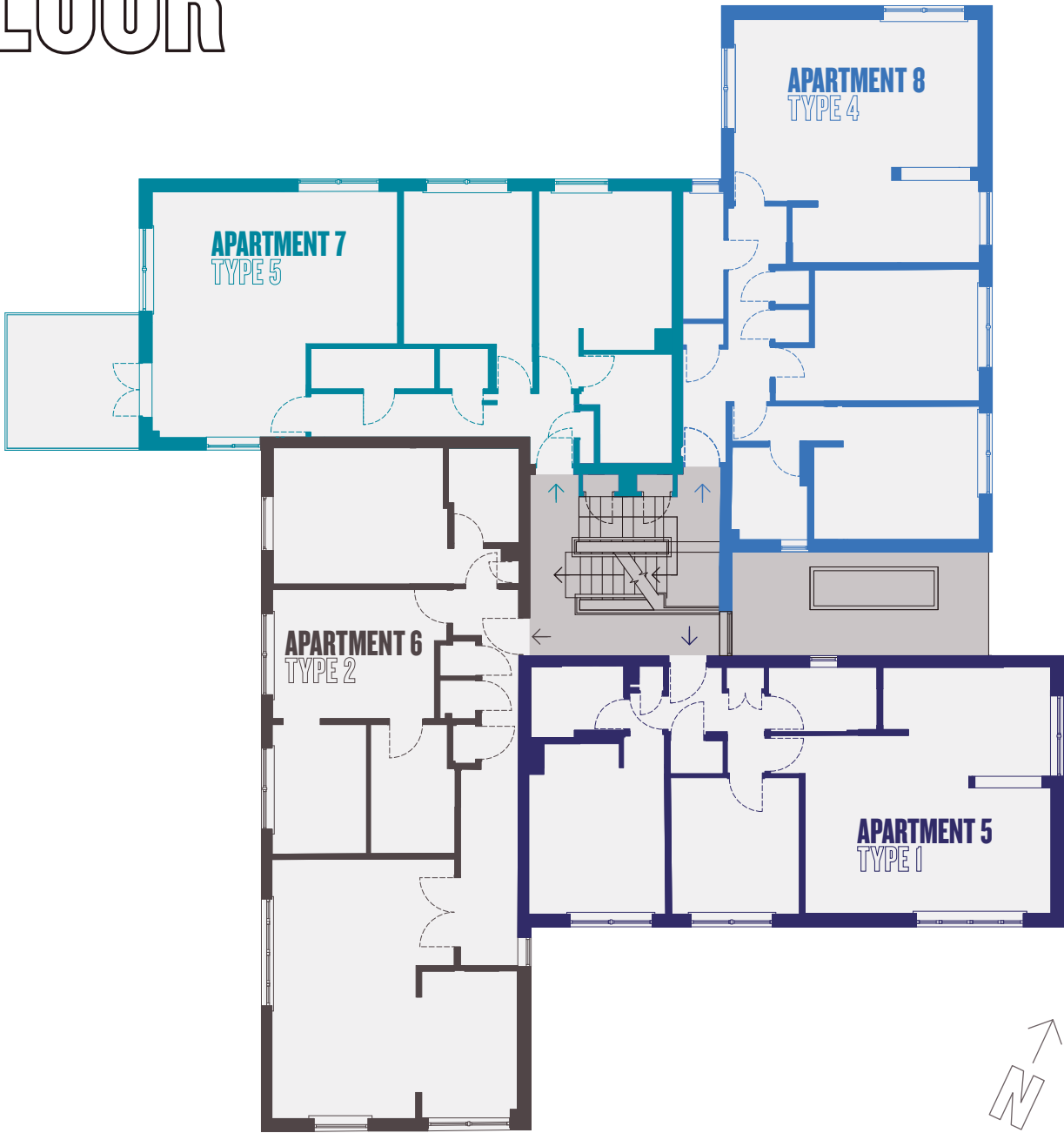
# GROUND FLOOR



Apartment No.	Apartment type	Net Internal Area	
		SQm	SQft
1	2 bed	77.9	839
2	2 bed	92.6	997
3	2 bed	90.2	971
4	2 bed	70.7	761

**Disclaimer:** These particulars were prepared from preliminary plans and specifications before the completion of the properties and therefore the specification may be changed during construction and final finishes could vary. Any areas, measurements or distances are approximate. Plans are indicative only and not to scale. This does not form any part of a contract of sale. Prospective purchasers should not rely on this information but must instruct their solicitor to check the plans and specification attached to their contract. Awaiting PEA's. November 2018.

# FIRST FLOOR



Apartment No.	Apartment type	Net Internal Area	
		SQm	SQft
5	2 bed	70.7	761
6	2 bed	90.1	970
7	2 bed	72.1	776
8	2 bed	77.3	832

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# SECOND FLOOR



Apartment No.	Apartment type	Net Internal Area	
		SQm	SQft
9	2 bed	70.7	761
10	2 bed	91.1	981
11	2 bed	72.1	776
12	2 bed	77.7	836

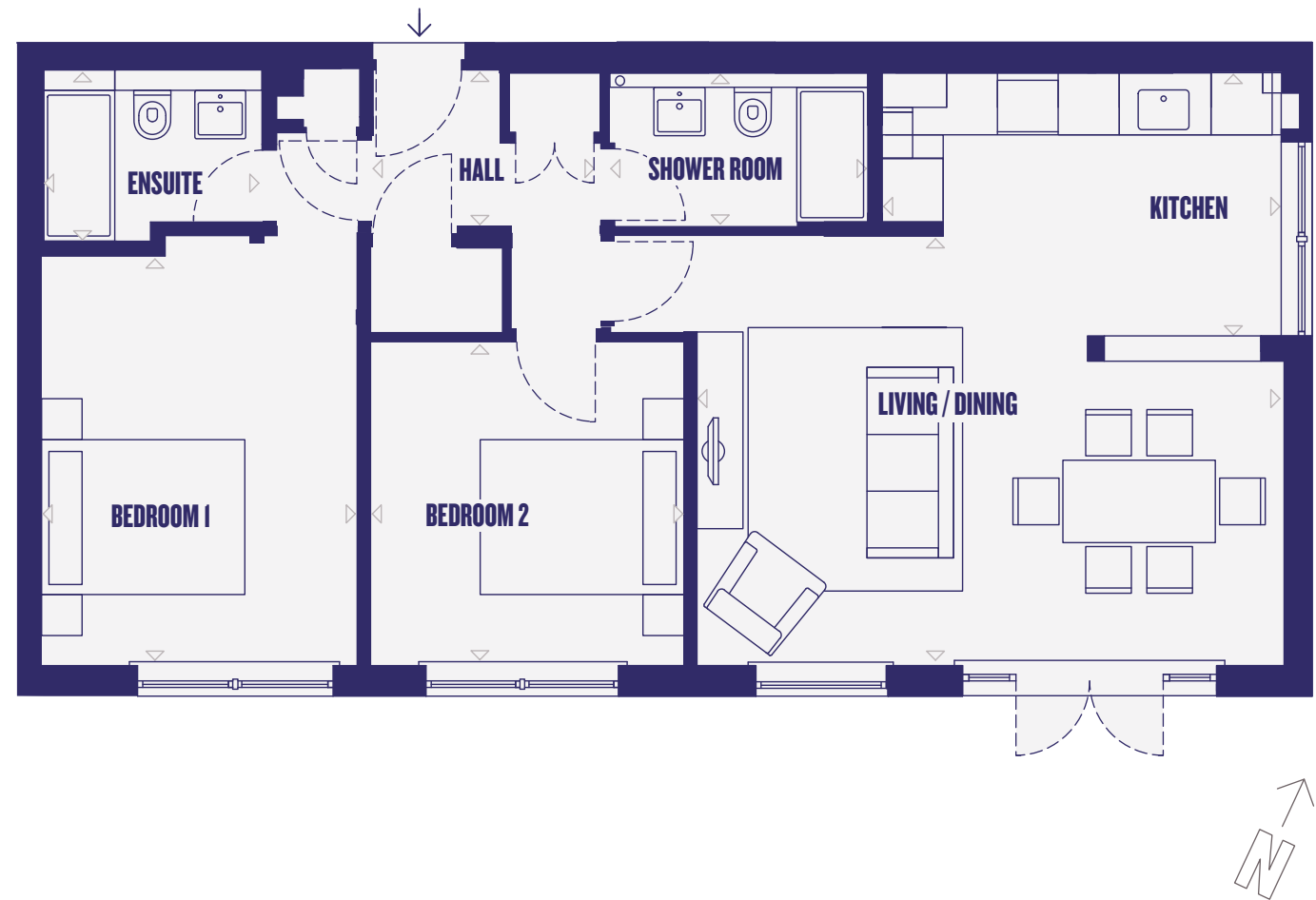
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# APARTMENTS

# APARTMENT TYPE 1

APARTMENTS  
4, 5 & 9



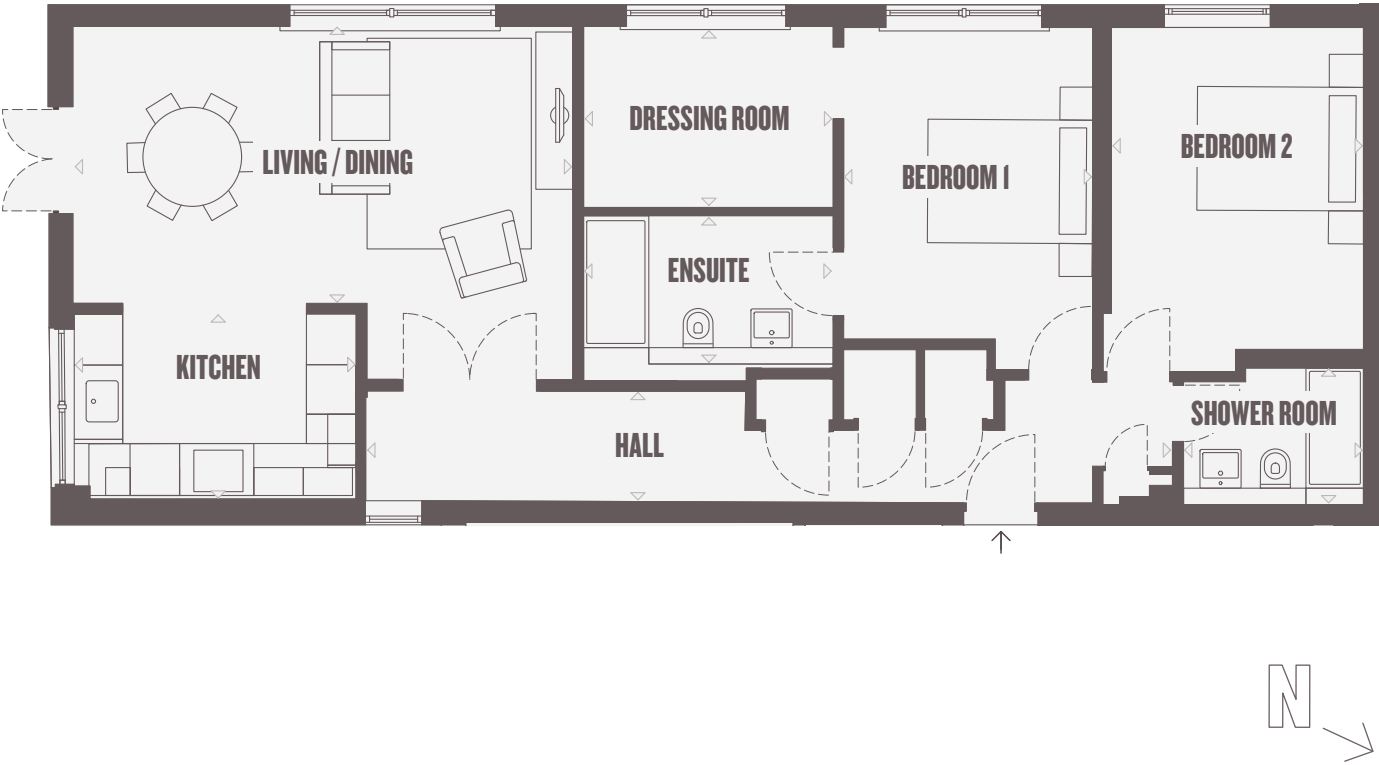
French doors and outside space to  
Apartment 4 on Ground Floor only

Room	Internal area	
	m	ft
Bedroom 1	3.93 x 3.11	12'10 x 10'2
Ensuite	2.15 x 1.67	7' x 5'5
Bedroom 2	3.14 x 3.08	10'3 x 10'1
Shower Room	2.54 x 1.49	8'3 x 4'10
Living / Dining	5.78 x 4.17	18'11 x 13'8
Kitchen	3.92 x 2.55	12'86 x 8'36
Hall	2.24 x 1.51	7'4 x 4'95

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# APARTMENT TYPE 2

APARTMENTS  
3, 6 & 10



French doors and outside space to  
Apartment 3 on Ground Floor only

Room	Internal area	
	m	ft
Bedroom 1	3.78 x 3.03	12'4 x 9'11
Dressing Room	3.03 x 2.2	9'11 x 7'2
Ensuite	3.04 x 1.8	9'11 x 5'10
Bedroom 2	4.17 x 3.03	13'8 x 9'11
Shower Room	2.18 x 1.66	7'2 x 5'5
Living / Dining	6.07 x 3.38	19'11 x 11'1
Kitchen	3.42 x 2.22	11'2 x 7'3
Hall	9.78 x 1.35	32'1 x 4'5

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# APARTMENT TYPE 3

APARTMENTS  
2

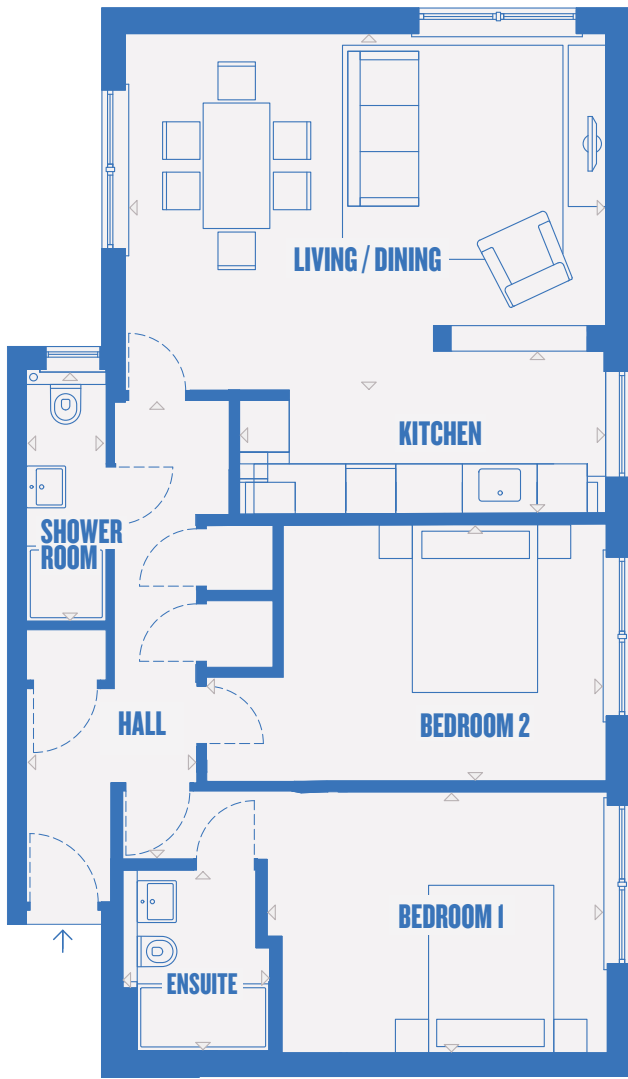


Room	Internal area	
	m	ft
Bedroom 1	3.68 x 3.11	12' x 10'2
Ensuite	2.35 x 2.06	7'8 x 6'9
Bedroom 2	3.68 x 3.02	12' x 9'10
Shower Room	3.75 x 1.5	12'3 x 4'10
Living	5.77 x 4.16	18'11 x 13'7
Kitchen / Dining	5.86 x 3.85	19'2 x 12'7
Hall	5.8 x 1.49	19' x 4'10

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# APARTMENT TYPE 4

APARTMENTS  
1, 8 & 12



Room	Internal area	
	m	ft
Bedroom 1	4.09 x 3.12	13'41 x 10'23
Ensuite	2.16 x 1.76	7'1 x 5'9
Bedroom 2	4.8 x 3.06	15'9 x 10'
Shower Room	3.01 x 0.96	9'10 x 3'1
Living / Dining	5.77 x 4.26	18'11 x 13'11
Kitchen	4.4 x 1.93	14'5 x 6'4
Hall	4.57 x 2.04	14'11 x 6'8

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# APARTMENT TYPE 5

APARTMENT  
7 & 11



Terrace to Apartment 7 on First Floor only

Room	Internal area	
	m	ft
Bedroom 1	3.56 x 3.13	11'8 x 10'3
Ensuite	2.69 x 2.09	8'9 x 6'10
Bedroom 2	3.58 x 3.03	11'74 x 9'94
Shower Room	2.92 x 0.95	9'6 x 3'1
Kitchen / Dining	5.76 x 5.74	18'10 x 18'9
Hall	6.18 x 1.02	20'3 x 3'4

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# APARTMENT SPECIFICATION

Charlecote presents a comprehensive refurbishment of a purpose-built 3 storey apartment building, with restored Bath Stone exterior, new roof, windows and external doors, upgraded common areas and landscaping in a prime location in Lansdown.

Decoration	Kitchens
<ul style="list-style-type: none"><li>◦ Whitened oak engineered timber flooring to hallway, living/dining area and kitchen</li><li>◦ Neutral carpet to bedrooms</li><li>◦ White décor throughout</li><li>◦ Flush painted internal doors</li><li>◦ Combination of recessed low voltage downlighters and pendant lights</li><li>◦ Brushed steel switch plates and sockets</li></ul>	<ul style="list-style-type: none"><li>◦ Contemporary kitchens with handleless matt doors in neutral colour</li><li>◦ Quartz stone worktops, with undermounted stainless steel sink with mono-block mixer tap</li><li>◦ Integrated Bosch appliances including oven, microwave, induction hob, fridge/freezer, dishwasher and extractor fan</li><li>◦ Laundry cupboard</li></ul>

Shower rooms
<ul style="list-style-type: none"><li>◦ Porcelanosa floor tiles in timber effect finish</li><li>◦ Porcelanosa white wall tiles</li><li>◦ Duravit sanitaryware</li><li>◦ Large walk-in showers with Hansgrohe fittings</li></ul>
General
<ul style="list-style-type: none"><li>◦ Connectivity for telephone and broadband</li><li>◦ Entryphone system to all apartments</li><li>◦ Slimline, thermostatically controlled electric heating</li><li>◦ Private terraces to selected apartments</li><li>◦ Optional off-street car parking and lock-up garages available*</li><li>◦ Long leasehold</li></ul>

Bedrooms
<ul style="list-style-type: none"><li>◦ Master bedrooms have generous en-suite shower rooms</li><li>◦ Selected apartments have a walk-in dressing area</li><li>◦ Optional built-in wardrobes*</li></ul>

\* At additional cost, please speak to your sales agent for details

IMPORTANT NOTICE  
The apartments at Charlecote vary in layout, design and finishes. Please consult your sales agent for details of a specific apartment.  
Computer Generated Images (CGI's) are for illustrative purposes only and created from plans prior to construction. Final design and finishes are subject to change.  
IMAGE DISCLAIMER  
Images are of other Kersfield developments and not specific to the apartments at Charlecote.

# ABOUT KERSFIELD

Kersfield is a private housebuilder and property development group based in Bath and London. It has a wealth of experience and track record in delivering quality residential and mixed use schemes throughout the UK with a focus on the Bath and Bristol region. Kersfield’s commitment to place making and regeneration projects is achieved locally and nationally by working closely with dedicated teams of high calibre design professionals. Through these long established relationships, the group delivers creative solutions and design excellence in partnership with local communities.



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