

BELVEDERE  
◆ HOUSE ◆

LANSDOWN - BATH





# Belvedere House - Fine new apartments with far reaching views over Bath.

Belvedere House - An exclusive development of just eight exquisite new apartments in the much sought-after area of Lansdown, Bath.

Set at the top of Lansdown Hill, Belvedere House enjoys far reaching views over Bath with large open plan living spaces opening on to landscaped gardens.

Developer Juniper Homes' vision for Belvedere House has created homes that simply exude style and quality. Perfect for discerning buyers their meticulous attention to detail and bespoke design can be seen throughout; from the high-specification kitchens and bathrooms to the thoughtful finishing touches such as walk in wardrobes, around the apartments.







Breathtaking views...









Uncompromising  
style and quality  
throughout

Belvedere House has been designed to make the most of its unrivalled position. Clean modern lines are softened by the introduction of Bath stone lintels and cills on the windows, offset by the contrasting architectural dark grey window and bi-fold frames. The internal specification will not disappoint, with thoughtful designs and an eye for detail that delights the eyes and senses, including:



Feature windows or bi-fold doors in the living rooms, designed to enjoy the unspoilt views across the Charlcombe Valley



Ground floor apartments enjoy outdoor terraces



Apartments 4 and 8 are duplex apartments with the top floor leading to a large roof top terrace



First floor apartments enjoy private balconies and Juliet balconies designed to make the most of the morning and evening sun



All apartments have dedicated secure allocated parking for two cars



A superb interior design specification including high specification kitchen with fully integrated Caple appliances



Harmonious flooring taking you from Oak floors throughout living areas to neutral carpets in the bedrooms



Energy efficient with underfloor heating



Bathrooms and en-suites with Duravit sanitary ware and Italian Designer Icône Bleu Porcelain floor and wall tiles



Separate secure bike storage facilities

Full specification is on pages 28 and 29







# Be a part of Lansdown's historic and architectural heritage.

A little over a mile north of the centre of Bath lies Lansdown. Home to Bath Racecourse and Lansdown Golf Club, the area has a significant architectural heritage and showcases stunning examples of Georgian architecture; Sion Hill Place and Lansdown Park to name but two.

Historically Lansdown featured in the Civil War; the Battle of Lansdown being fought here in July 1643. Granville Road on which Belvedere House is located, commemorates Commander Sir Bevil Granville who lost his life in the battle.

The original Belvedere House on Lansdown Road was a school, funded by Bath author Sophia Lee and her sisters Harriet, Charlotte and Anna who ran their School on Lansdown Road from 1786 –1803.

Beckford's Tower, originally known as Lansdown Tower, is an architectural folly built in neo-classical style on Lansdown Hill. The tower and its attached railings are designated as a Grade I Listed.



Horse Racing at Bath Racecourse in Lansdown



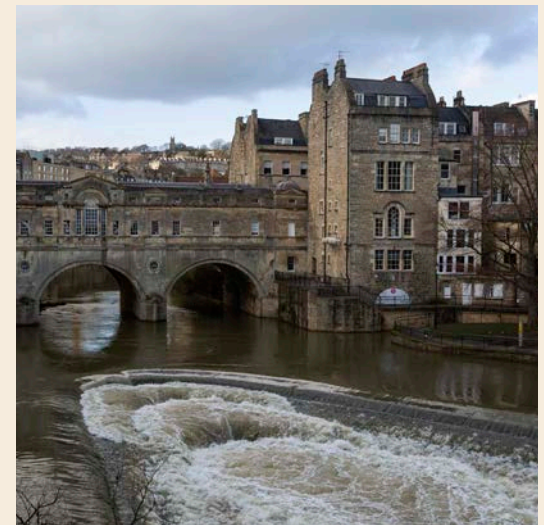




# The delights of beautiful Bath, a UNESCO World heritage city.

Described as one of England's most beautiful places, this UNESCO World Heritage City is a great place to live and work. With a wide ranging programme of music and literary events to suit all tastes and budgets, Bath is also well known for its culinary expertise - award winning restaurants, sit side by side with popular venues serving locally produced craft food and drink. Add the historic theatres and modern cinemas and Bath has something for everyone.

Take a pleasant stroll down Lansdown Hill into Bath City Centre. The good news is there is a frequent local bus service for the uphill return journey. All the delights of Bath's many and varied hostelrys are in easy reach and without the hassle of finding a parking space.



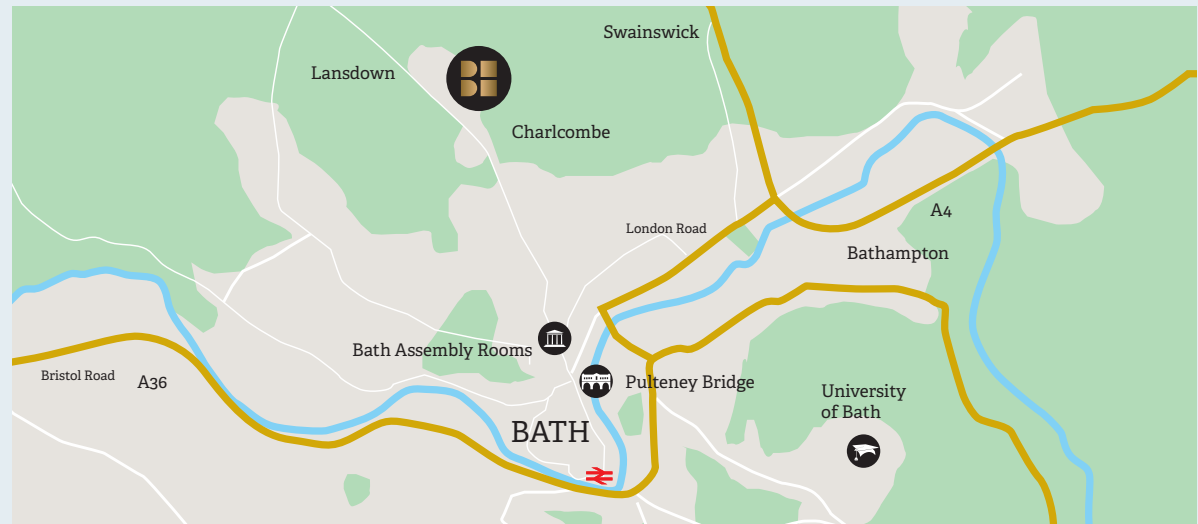






# Lansdown is in a highly sought after residential position.

Lansdown is situated on the northern slopes of the city of Bath and is a highly sought after residential location due to its attractive position. As well as its close proximity to highly regarded Schools, there are many excellent local facilities including Lansdown Tennis Club, Racecourse and Golf Course. For walkers the Cotswold Way is nearby.



10 miles from Junction 18 of the M4 | 2.7 Miles to Bath Spa station with links to London & Bristol



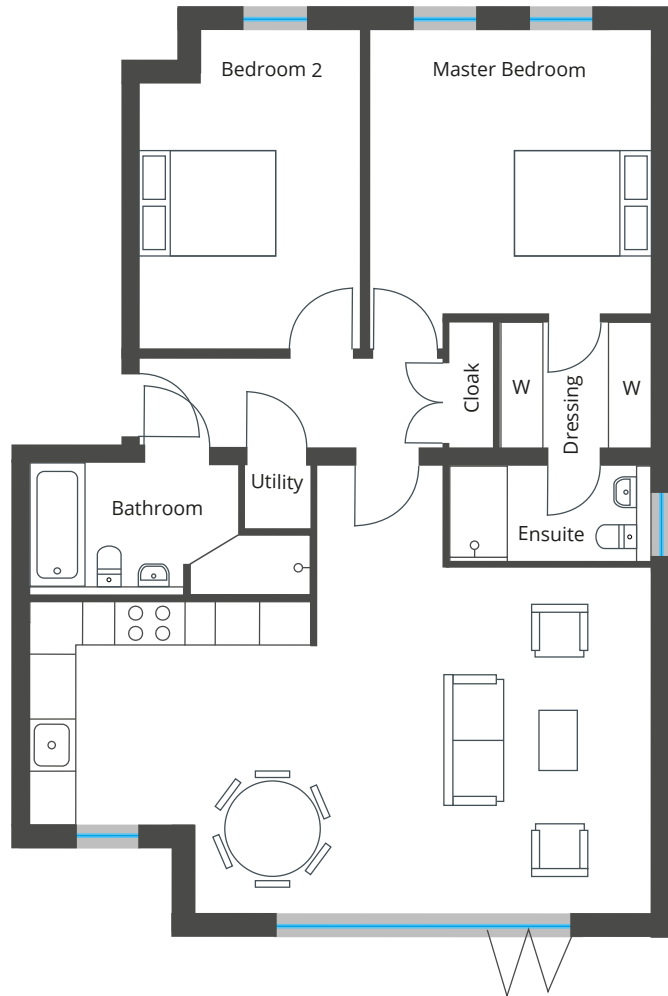


# FLOORPLANS



# Apartment 1

Ground floor apartment with garden – (88m<sup>2</sup> / 947 sq ft)

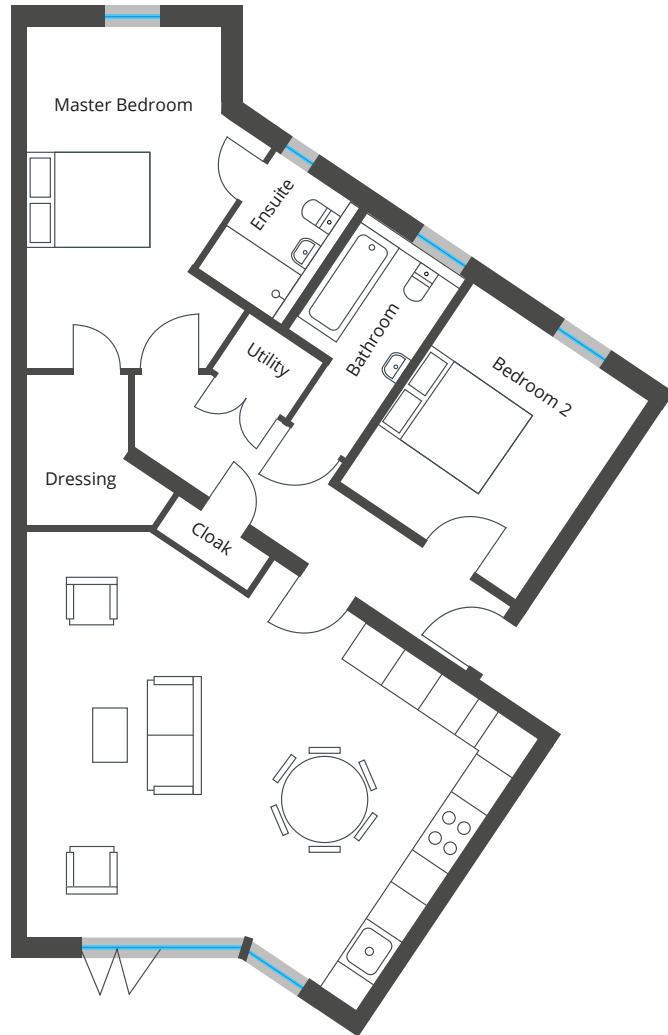


Kitchen/Lounge/Diner	8.38 x 6.04m	(27'5" x 19'9")
Master Bedroom	3.81 x 3.8m	(12'6" x 12'5")
Bedroom 2	4.32 x 2.98m	(14'2" x 9'9")
Bathroom	3.69 x 1.76m	(12'1" x 5'9")



# Apartment 2

Ground floor apartment with garden – (91m<sup>2</sup> / 980 sq ft)

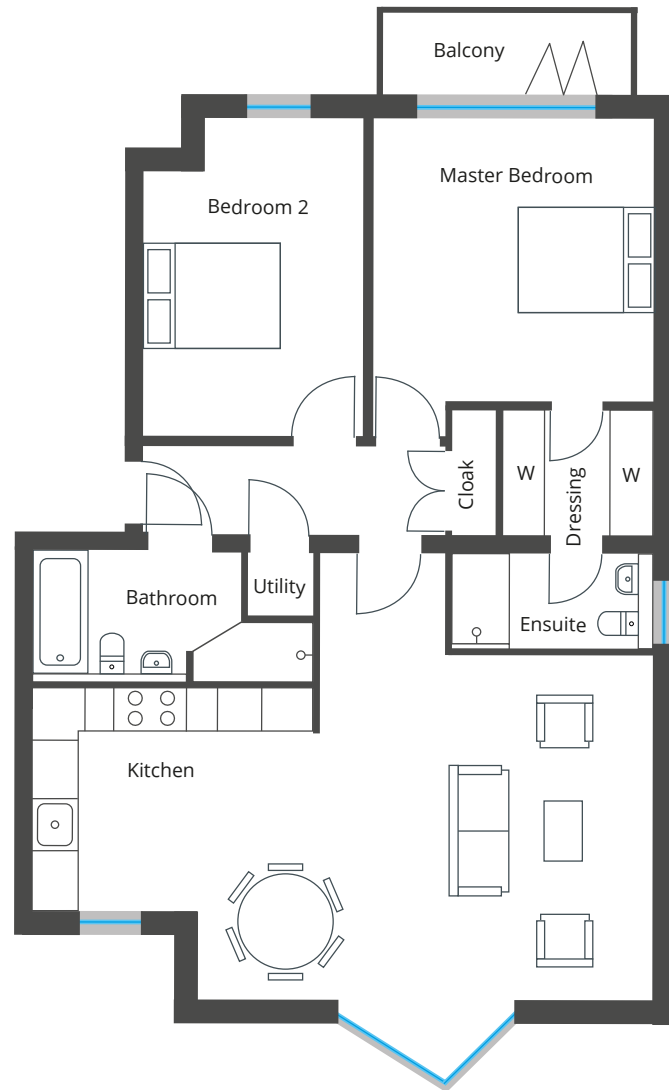


Kitchen/Lounge/Diner	7.59 x 6.1m	(24'10" x 20')
Master Bedroom	5.13 x 2.92m	(16'9" x 9'6")
Bedroom 2	3.57 x 3.15m	(11'8" x 10'4")
Bathroom	2.1 x 1.81m	6'10" x 5'11")



# Apartment 3

First floor apartment with balcony – (88m<sup>2</sup> / 947 sq ft)



10/03/2020

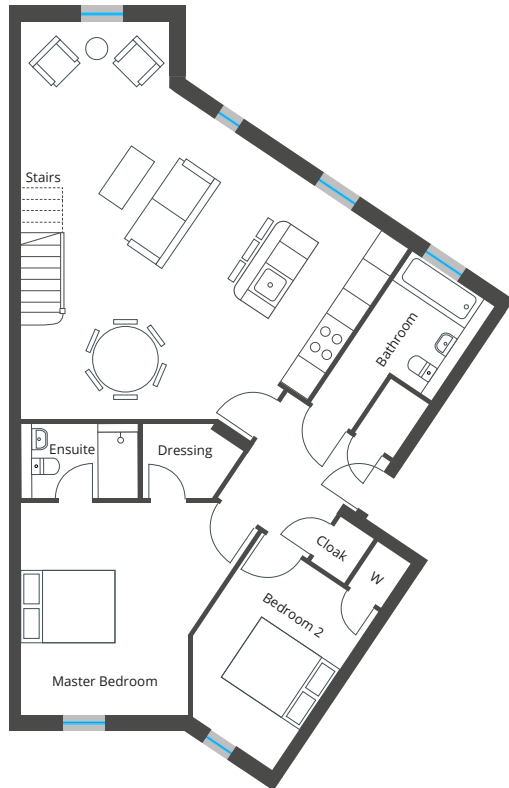


Kitchen/Lounge/Diner	8.39 x 6.04m	(27'6" x 19'9")
Master Bedroom	3.81 x 3.8m	(12'6" x 12'5")
Bedroom 2	4.32 x 2.98m	(14'2" x 9'9")
Bathroom	3.69 x 1.76m	(12'1" x 5'9")



# Apartment 4

First floor duplex apartment with large roof terrace – (119m<sup>2</sup> / 1,280 sq ft)

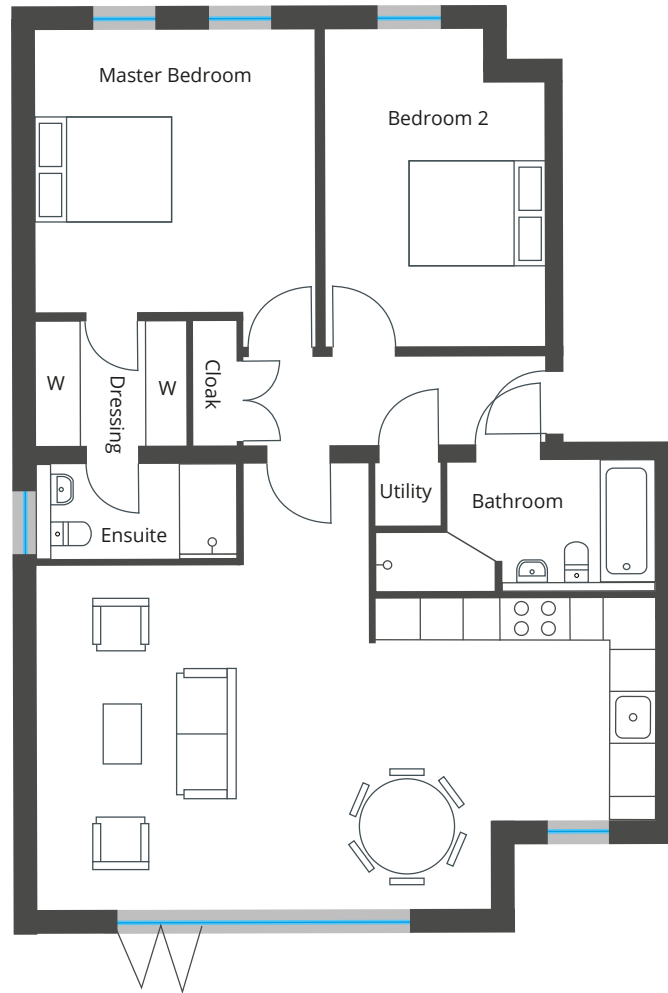


Kitchen/Lounge/Diner	7.82 x 6.76m	(25'7" x 22'2")
Master Bedroom	4.17 x 3.25m	(13'8" x 10'7")
Bedroom 2	3.74 x 2.77m	(12'3" x 9'1")
Bathroom	2.2 x 1.93m	(7'2" x 6'3")
1st Floor Reception	9.46 x 3.02m	(31' x 9'10")
Roof Terrace	8.29 x 6.4m	(27'2" x 21')



# Apartment 5

First floor apartment – (88m<sup>2</sup> / 947 sq ft)

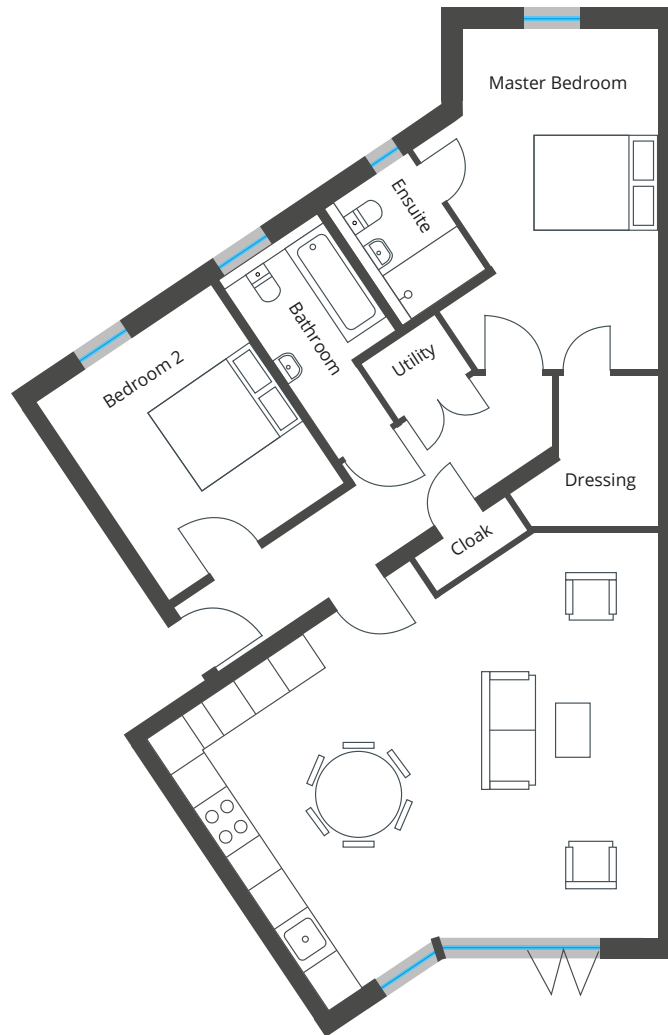


Kitchen/Lounge/Diner	8.38 x 6.04m	(27'5" x 19'9")
Master Bedroom	3.81 x 3.8m	(12'6" x 12'5")
Bedroom 2	4.32 x 2.98m	(14'2" x 9'9")
Bathroom	3.69 x 1.75m	(12'1" x 5'8")



# Apartment 6

Ground floor apartment with garden – ( 91m<sup>2</sup> / 980 sq ft)



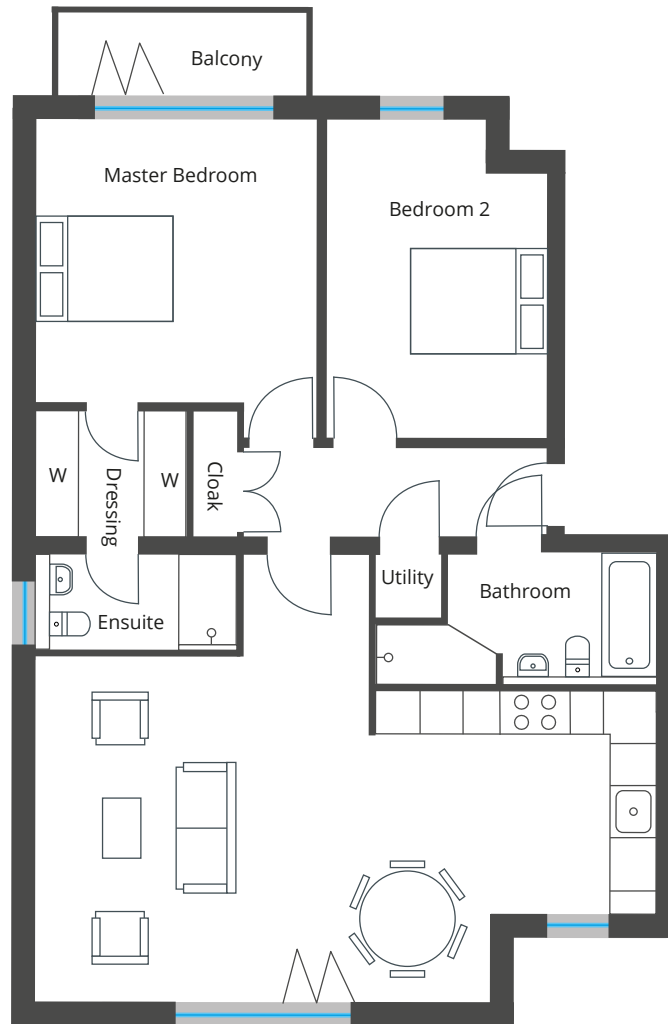
This is the Apartment shown in the CGI on page 6.

Kitchen/Lounge/Diner	7.59 x 6.1 m	(24'10" x 20')
Master Bedroom	5.13 x 2.92m	(16'9" x 9'6")
Bedroom 2	3.57 x 2.92m	(11'8" x 9'6")
Bathroom	2.09 x 2.05m	(6'10" x 6'8")



# Apartment 7

First floor apartment with balcony – (88m<sup>2</sup> / 947 sq ft)



Kitchen/Lounge/Diner	8.39 x 6.04m	(27'6" x 19'9")
Master Bedroom	3.81 x 3.8m	(12'6" x 12'5")
Bedroom 2	4.32 x 2.98m	(14'2" x 9'9")
Bathroom	3.69 x 1.76m	(12'1" x 5'9")



# Apartment 8

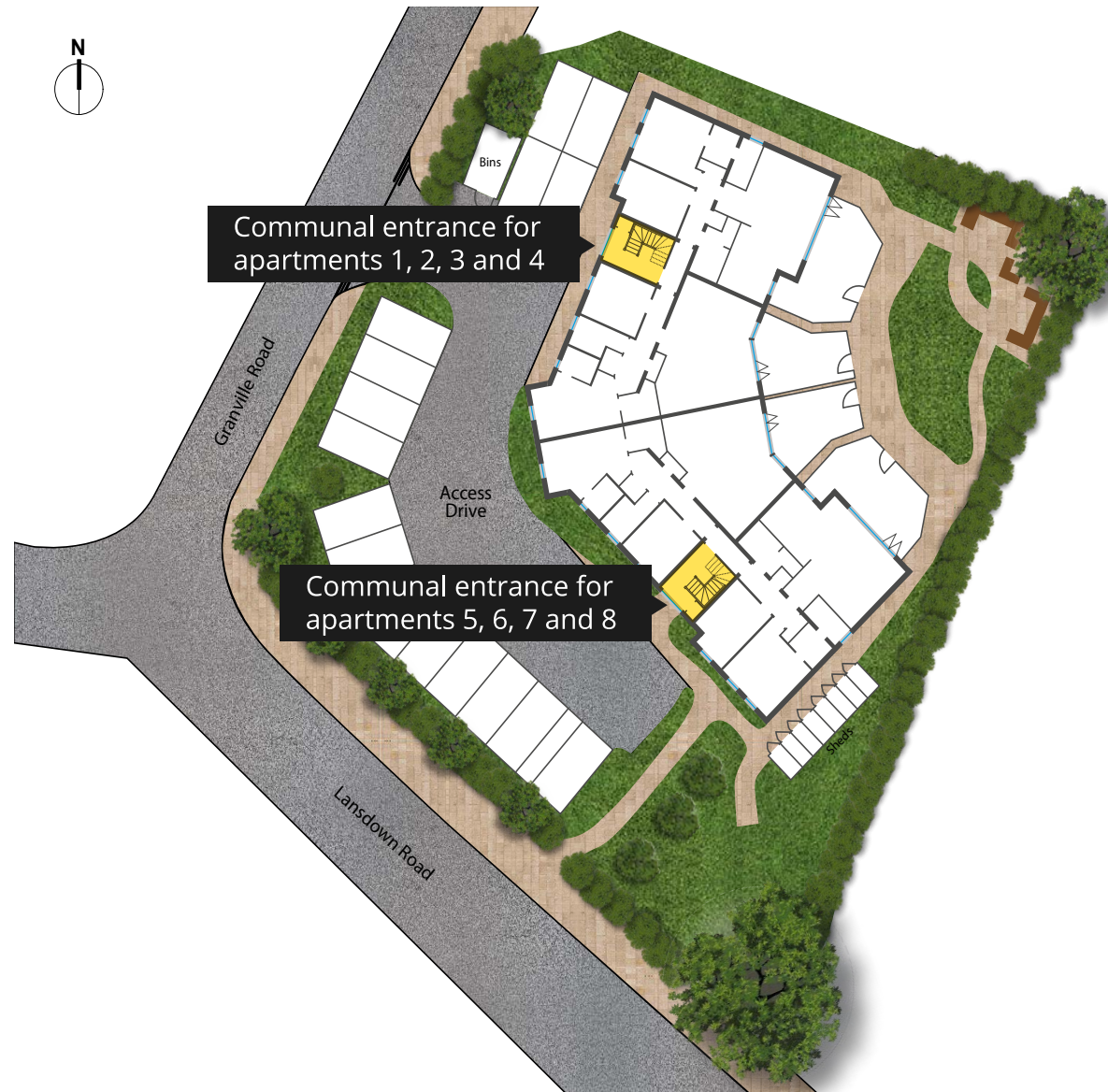
First floor duplex apartment with large roof terrace – (119m<sup>2</sup> / 1,280 sq ft)



Kitchen/Lounge/Diner	7.82 x 6.76m (25'7" x 22'2")
Master Bedroom	4.17 x 3.25m (13'8" x 10'7")
Bedroom 2	3.74 x 2.77m (12'3" x 9'1")
Bathroom	2.2 x 1.93 m (7'2" x 6'3")
1st Floor Reception	9.46 x 3.02m (31' x 9'10")
Roof Terrace	8.29 x 6.4m (27'2" x 21')

# Siteplan

---

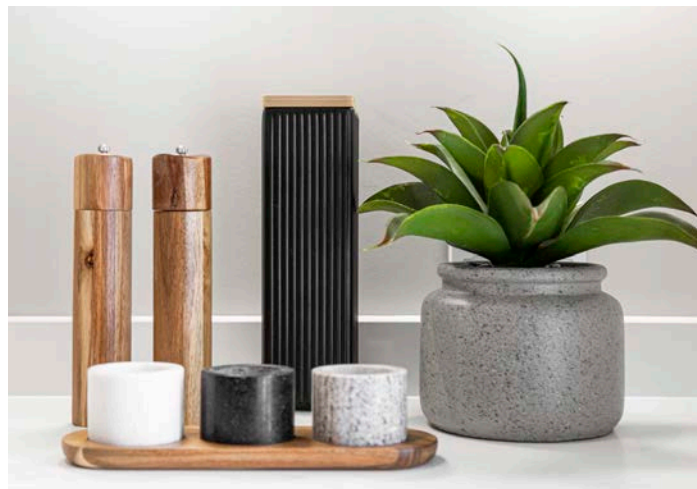
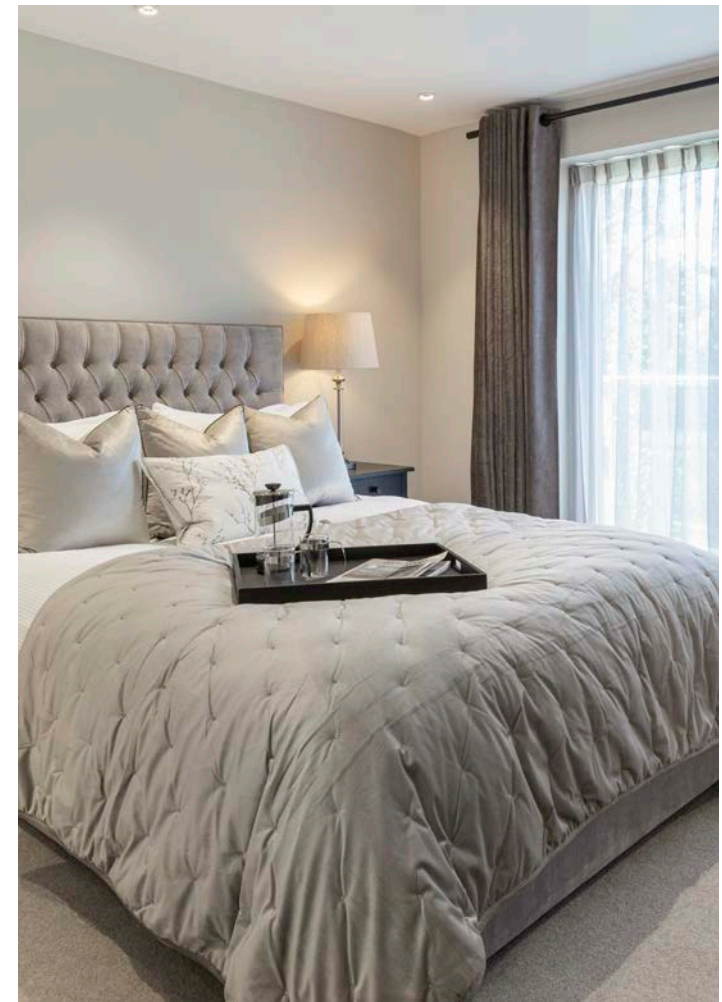
















CGI of front elevation



# Specification



## Kitchens & Utility Rooms

- Stylish fully fitted Roma Silk kitchens by Masterclass
- Stone worktops and matching upstands
- Integrated appliances in gun metal grey including single multi-function oven, separate microwave combination oven, induction hob, fridge/freezer, dishwasher and wine fridge.
- Under-mounted sink with tap in gun-metal grey to match the appliances.
- Under unit down lighters
- Plumbing for washer/dryer in separate cupboard in hallway

## Bathrooms, En suites and Cloakrooms

- Bathrooms with sanitary ware by Duravit, taps & showers by Vado
- Wall-hung WC with Grohe concealed cistern
- Stylish wall-mounted washbasin with vanity unit and chrome mixer taps
- Steel Baths with chrome bath fillers
- Vado concealed thermostatic chrome showers
- Shower trays and chrome/glass sliding door to shower enclosures by Aquadart
- Shaver sockets in bathrooms and en-suites
- Italian Designer Icône Bleu Porcelain floor tiling in Gris and wall tiling in Blanco
- Heated chrome towel rails

# Finished with style and finesse to suit the most discerning tastes.

## Decoration and Finishes

- Engineered Oak flooring to hallways, kitchen/diners & Lounges
- Neutral carpets to all other areas
- Units 4 and 8 have a bespoke hand crafted timber staircase
- Each home features smooth white emulsion painted walls and ceilings
- Contemporary shadow gap skirting boards and architraves
- Timber front doors
- Double glazed windows
- Aluminium Bi-Fold doors (colour-matched to windows)

## Energy efficiency and heating

- Gas Combi Boiler
- Underfloor heating (radiators upstairs to units 4 and 8)

## Communal and external areas

- Stone flooring to ground floor entrance hall
- Dedicated secure parking for each unit
- External cycle storage
- Private gardens to ground floor units
- Roof Terraces to Units 4 & 8
- Additional communal garden area

## Structural Warranty

- ICW 10-year Structural Warranty





01225 474591 | [belvederehouse.co.uk](http://belvederehouse.co.uk)

Disclaimer : Juniper Homes, their clients and agents Savills give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. These particulars do not form part of any offer or Contract and must not be relied upon as statements or representations of fact. The changes to ground levels may affect where apartment entrances and living areas are placed. All purchasers must satisfy themselves that they understand where these locations are situated. All areas, measurements or distances are approximate, text, Photographs/CGIs and plans are for guidance only and are not necessarily Comprehensive or of this scheme. It should not be assumed that the property has all necessary planning, building regulation or other consents and Agents have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise. These particulars were prepared from preliminary plans and specifications before the completion of the properties. They are intended only as a guide. Changes may have been made during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.