

# GRANVILLE COURT



LANSDOWN SQUARE WEST  
BATH

## LANSDOWN SQUARE WEST

Granville Court  
presents a collection  
of nine luxury  
apartments in an  
exclusive location.

Located on the upper slopes of Bath in Lansdown, with sweeping views over the lush Somerset countryside, Lansdown Square West is an exclusive development of premium residences finished in locally-sourced Bath Stone.

The apartments at Granville Court at Lansdown Square West present the finest contemporary design, considered proportions and exemplary finishes, in the form of nine 2 and 3 bedroom apartments, all with the benefit of private outside space, lift access to upper floors and off-street car parking.

# APARTMENT 1

GROUND FLOOR  
TWO BEDROOMS WITH  
TERRACE AND GARDEN

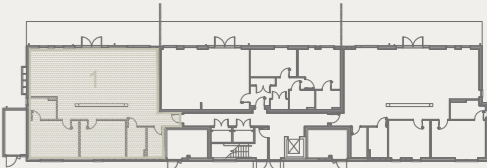
GROSS INTERNAL AREA  
140 SQ M 1,507 SQ FT

The spacious entrance to this lateral apartment welcomes you in to discover an expansive space with terrace and garden spanning the 12.6 metre (41 ft) length of the open plan living, dining and kitchen area.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, main bathroom and laundry room complete the space.

APARTMENT 1		
	m	ft
GROUND FLOOR		
Living Room	4.00 x 5.35m	11'1" x 17'6"
Dining Room	5.05 x 5.35m	16'7" x 17'6"
Kitchen	3.59 x 4.67m	11'9" x 15'4"
Master Bedroom	4.85 x 3.68m	15'11" x 12'0"
En-suite	2.40 x 2.12m	8'8" x 6'11"
Bedroom 2	4.51 x 3.68m	14'9" x 12'0"
Bathroom	1.89 x 3.04m	6'2" x 9'11"
Laundry	1.59 x 3.04m	5'2" x 9'11"
TOTAL GIA	140.00 sq m	1,507 sq ft
Terrace	13.00 x 2.40m	42'7" x 7'10"

Areas and dimensions are approximate only and must be verified on site.



GROUND FLOOR

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# APARTMENT 2

GROUND FLOOR  
TWO BEDROOMS WITH  
TERRACE AND GARDEN

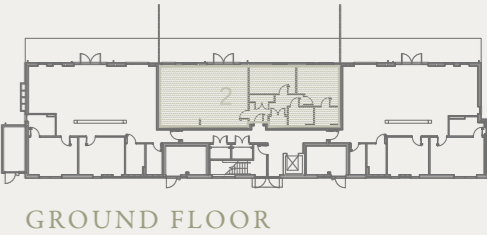
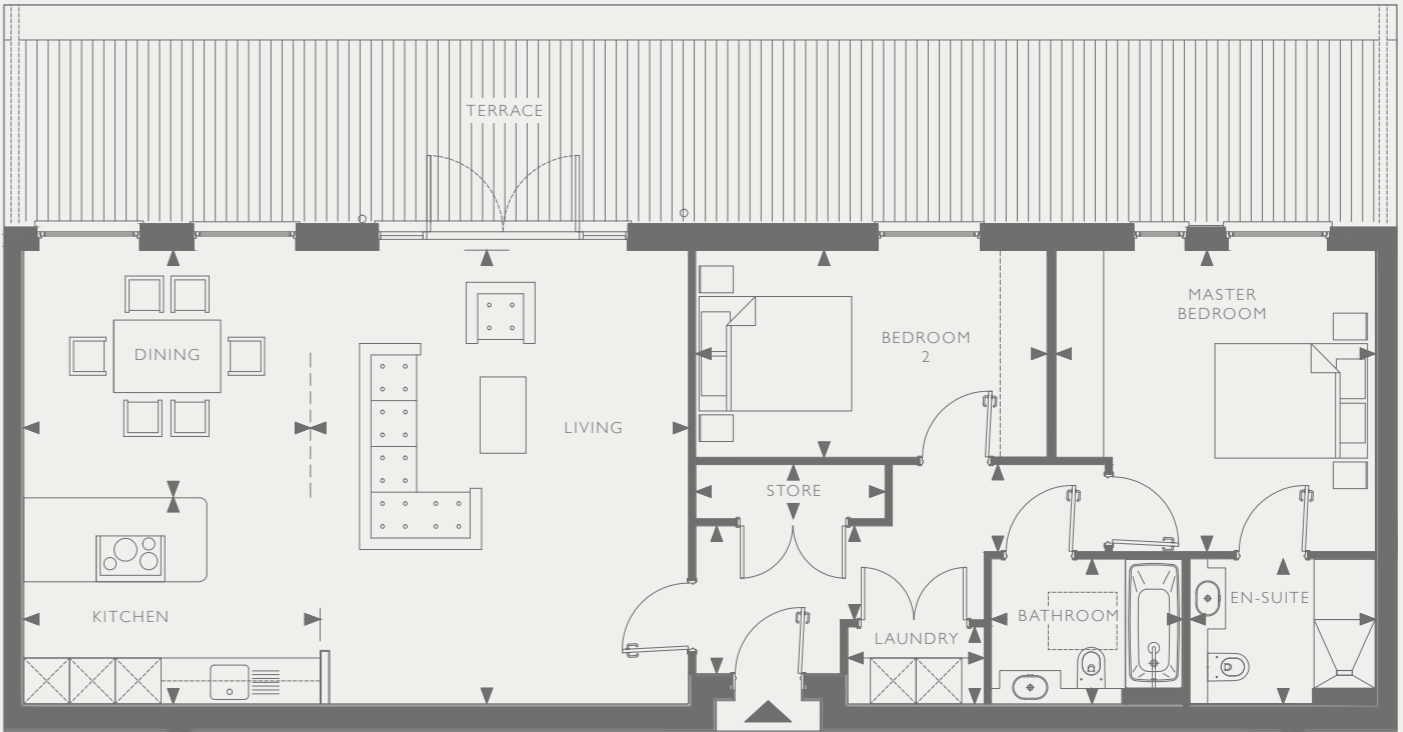
GROSS INTERNAL AREA  
104 SQ M 1,119 SQ FT

This lateral apartment with open plan living, dining and kitchen area measuring 8.7 metres (28 ft) in length has an extensive terrace and garden spanning the rear of the entire apartment.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, main bathroom, laundry room and store room complete the space.

APARTMENT 2		
	m	ft
GROUND FLOOR		
Living Room	4.95 x 5.94m	16'2" x 19'5"
Dining Room	3.75 x 3.23m	12'3" x 10'7"
Kitchen	3.88 x 2.71m	12'8" x 8'10"
Master Bedroom	4.18 x 3.95m	13'8" x 12'11"
En-suite	2.43 x 1.90m	7'11" x 6'2"
Bedroom 2	4.60 x 2.71m	15'1" x 8'10"
Bathroom	2.50 x 1.90m	8'2" x 6'2"
Laundry	1.78 x 1.00m	5'10" x 3'3"
Store	2.48 x 0.71m	8'1" x 2'4"
TOTAL GIA	104.00 sq m	1,119 sq ft
Terrace	17.80 x 2.40m	58'4" x 7'10"

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# APARTMENT 3

GROUND FLOOR  
TWO BEDROOMS WITH  
TERRACE AND GARDEN

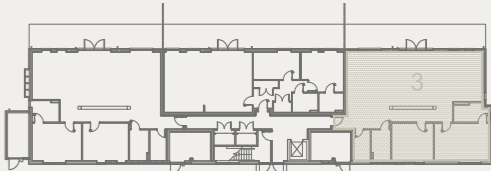
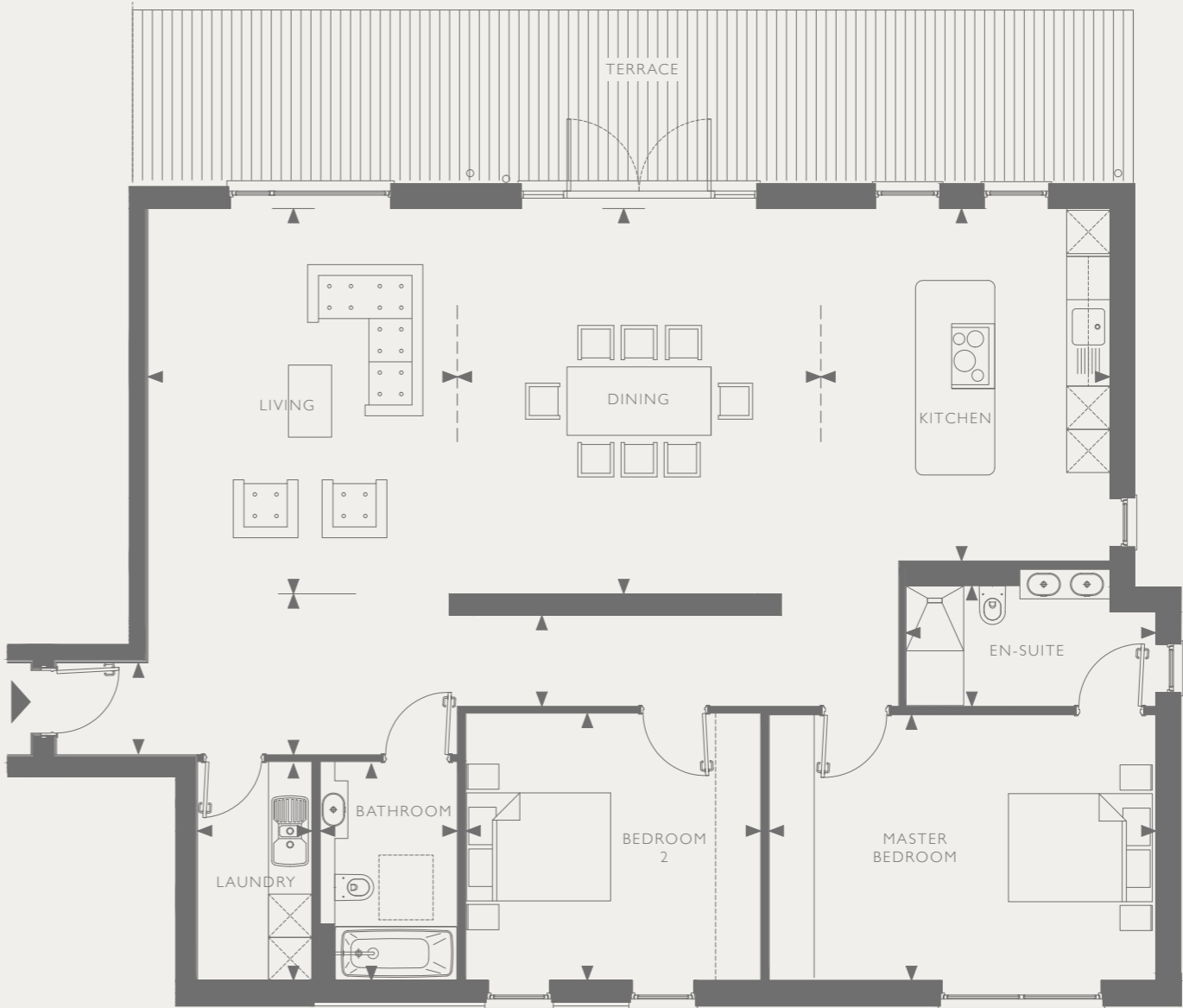
GROSS INTERNAL AREA  
145 SQ M 1,561 SQ FT

The spacious entrance to this lateral apartment welcomes you in to discover an expansive space with terrace and garden spanning the 13 metre (43 ft) length of the open plan living, dining and kitchen area.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, main bathroom and laundry room complete the space.

APARTMENT 3		
	m	ft
GROUND FLOOR		
Living Room	4.29 x 5.35m	14'0" x 17'6"
Dining Room	5.05 x 5.35m	16'7" x 17'6"
Kitchen	4.01 x 4.89m	13'1" x 16'0"
Master Bedroom	5.57 x 3.68m	18'3" x 12'0"
En-suite	3.47 x 1.67m	11'4" x 5'5"
Bedroom 2	4.19 x 3.71m	13'9" x 12'2"
Bathroom	1.89 x 3.04m	7'3" x 9'11"
Laundry	1.58 x 3.04m	5'2" x 9'11"
TOTAL GIA	145.00 sq m	1,561 sq ft
Terrace	13.90 x 2.40m	45'7" x 7'10"

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GROUND FLOOR

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# APARTMENT 4

FIRST FLOOR  
THREE BEDROOMS  
WITH TERRACE

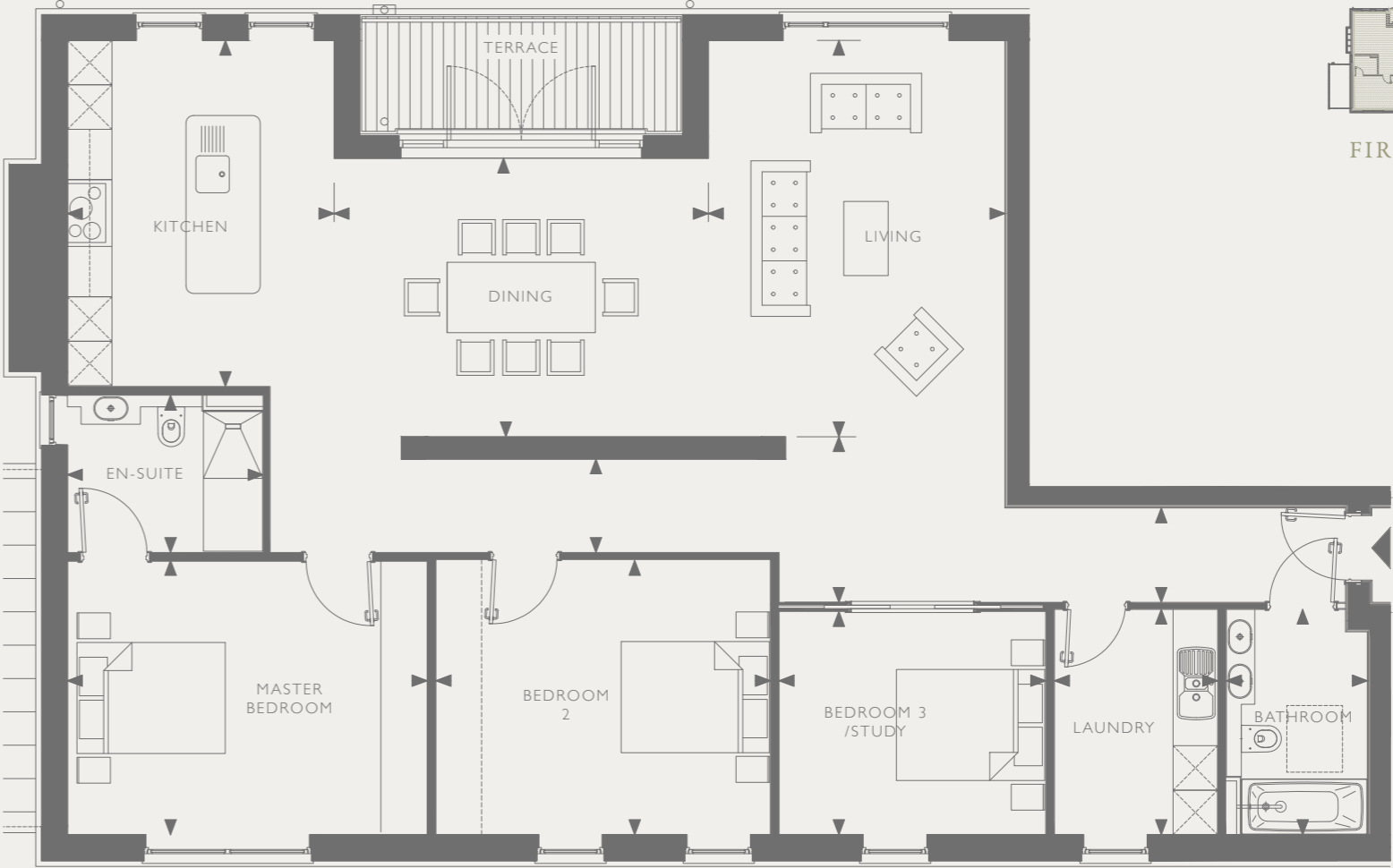
GROSS INTERNAL AREA  
148 SQ M 1,593 SQ FT

The entrance hall welcomes you into this spacious apartment with open plan living, dining and kitchen area measuring 12.6 metres (41 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, third bedroom/study, main bathroom and laundry room complete the space.

APARTMENT 4		
	m	ft
FIRST FLOOR		
Living Room	4.00 x 5.35m	11'1" x 17'6"
Dining Room	5.05 x 3.76m	16'7" x 12'4"
Kitchen	3.59 x 4.67m	11'9" x 15'4"
Master Bedroom	4.85 x 3.68m	15'11" x 12'0"
En-suite	2.64 x 2.12m	8'8" x 6'11"
Bedroom 2	4.51 x 3.68m	14'9" x 12'0"
Bathroom	1.89 x 3.04m	6'2" x 9'11"
Laundry	2.20 x 3.04m	7'3" x 9'11"
Bedroom 3/Study	3.59 x 3.01m	11'9" x 9'10"
TOTAL GIA	148.00 sq m	1,593 sq ft
Terrace	4.19 x 1.53m	13'8" x 5'0"

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FIRST FLOOR

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# APARTMENT 5

FIRST FLOOR  
TWO BEDROOMS  
WITH TERRACE

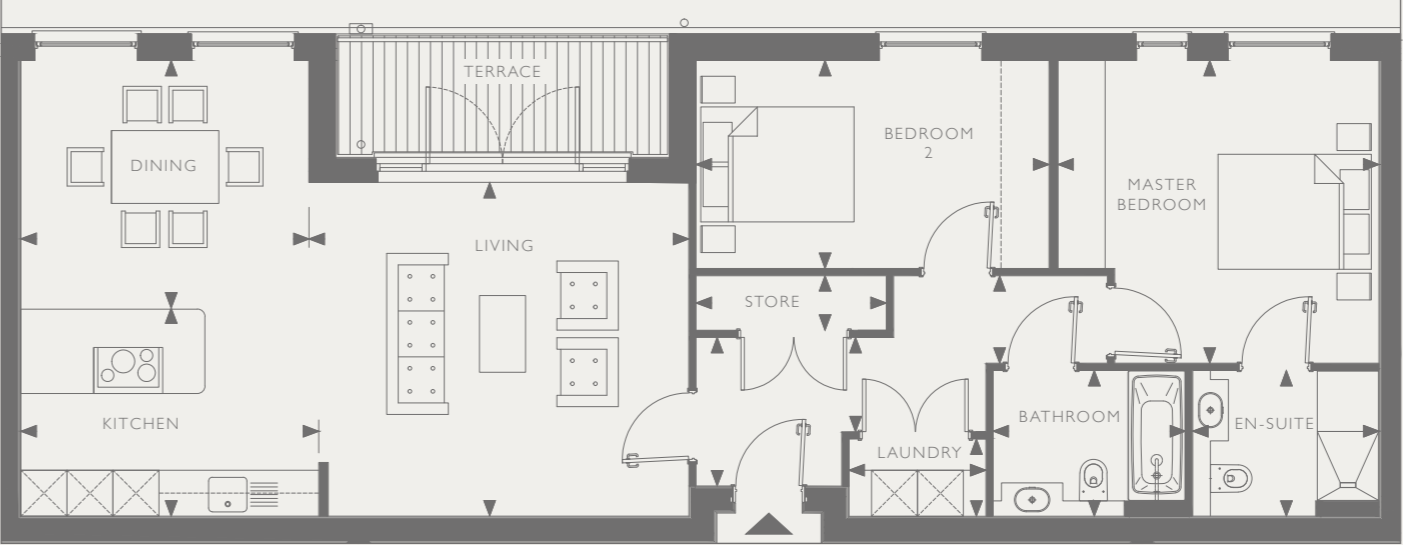
GROSS INTERNAL AREA  
96 SQ M 1,033 SQ FT

A lateral apartment with open plan living, dining and kitchen area measuring 8.7 metres (28 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, main bathroom, laundry room and store room complete the space.

APARTMENT 5		
	m	ft
FIRST FLOOR		
Living Room	4.95 x 4.35m	16'2" x 14'3"
Dining Room	3.75 x 3.23m	12'3" x 10'7"
Kitchen	3.88 x 2.71m	12'8" x 8'10"
Master Bedroom	4.18 x 3.95m	13'8" x 12'11"
En-suite	2.43 x 1.90m	7'11" x 6'2"
Bedroom 2	4.60 x 2.71m	15'1" x 8'10"
Bathroom	2.50 x 1.90m	8'2" x 6'2"
Laundry	1.78 x 1.00m	5'10" x 3'3"
Store	2.48 x 0.71m	8'1" x 2'4"
TOTAL GIA	96.00 sq m	1,033 sq ft
Terrace	4.19 x 1.53m	13'8" x 5'0"

Areas and dimensions are approximate only and must be verified on site.



FIRST FLOOR

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# APARTMENT 6

FIRST FLOOR  
THREE BEDROOMS  
WITH TERRACE

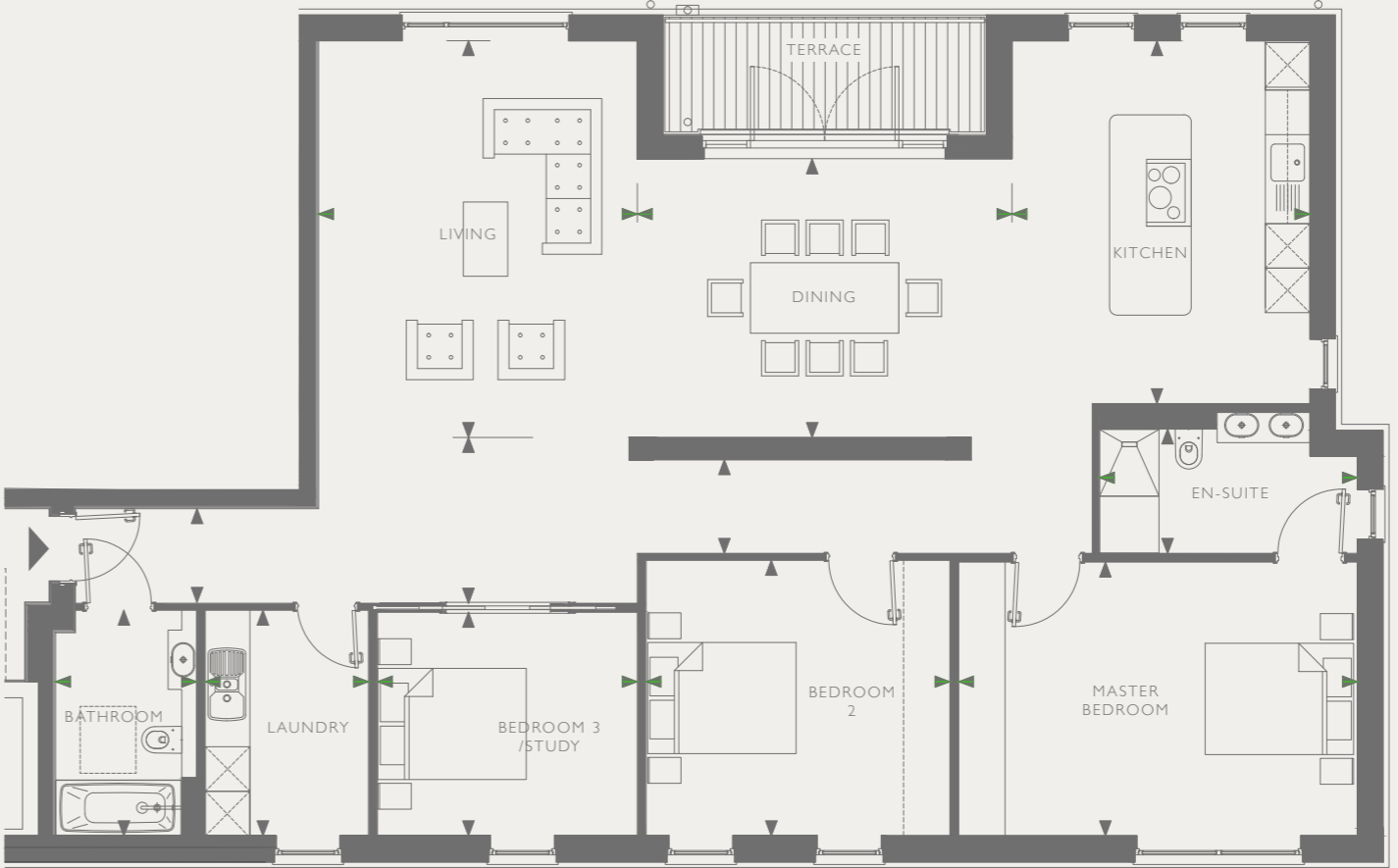
GROSS INTERNAL AREA  
153 SQ M 1,647 SQ FT

The entrance hall welcomes you into this spacious apartment with open plan living, dining and kitchen area measuring 13 metres (43 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, third bedroom/study, main bathroom and laundry room complete the space.

APARTMENT 6		
	m	ft
FIRST FLOOR		
Living Room	4.29 x 5.35m	14'0" x 17'6"
Dining Room	5.05 x 3.76m	16'7" x 12'4"
Kitchen	4.01 x 4.89m	13'1" x 16'0"
Master Bedroom	5.37 x 3.68m	17'7" x 12'0"
En-suite	3.47 x 1.67m	11'4" x 5'5"
Bedroom 2	4.09 x 3.71m	13'5" x 12'2"
Bathroom	1.89 x 3.04m	6'2" x 9'11"
Laundry	2.20 x 3.04m	7'2" x 9'11"
Bedroom 3/Study	3.50 x 3.01m	11'5" x 9'10"
TOTAL GIA	153.00 sq m	1,647 sq ft
Terrace	4.19 x 1.53m	13'8" x 5'0"

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FIRST FLOOR

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# APARTMENT 7

SECOND FLOOR  
THREE BEDROOMS  
WITH TERRACE

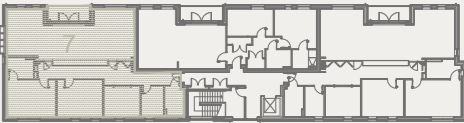
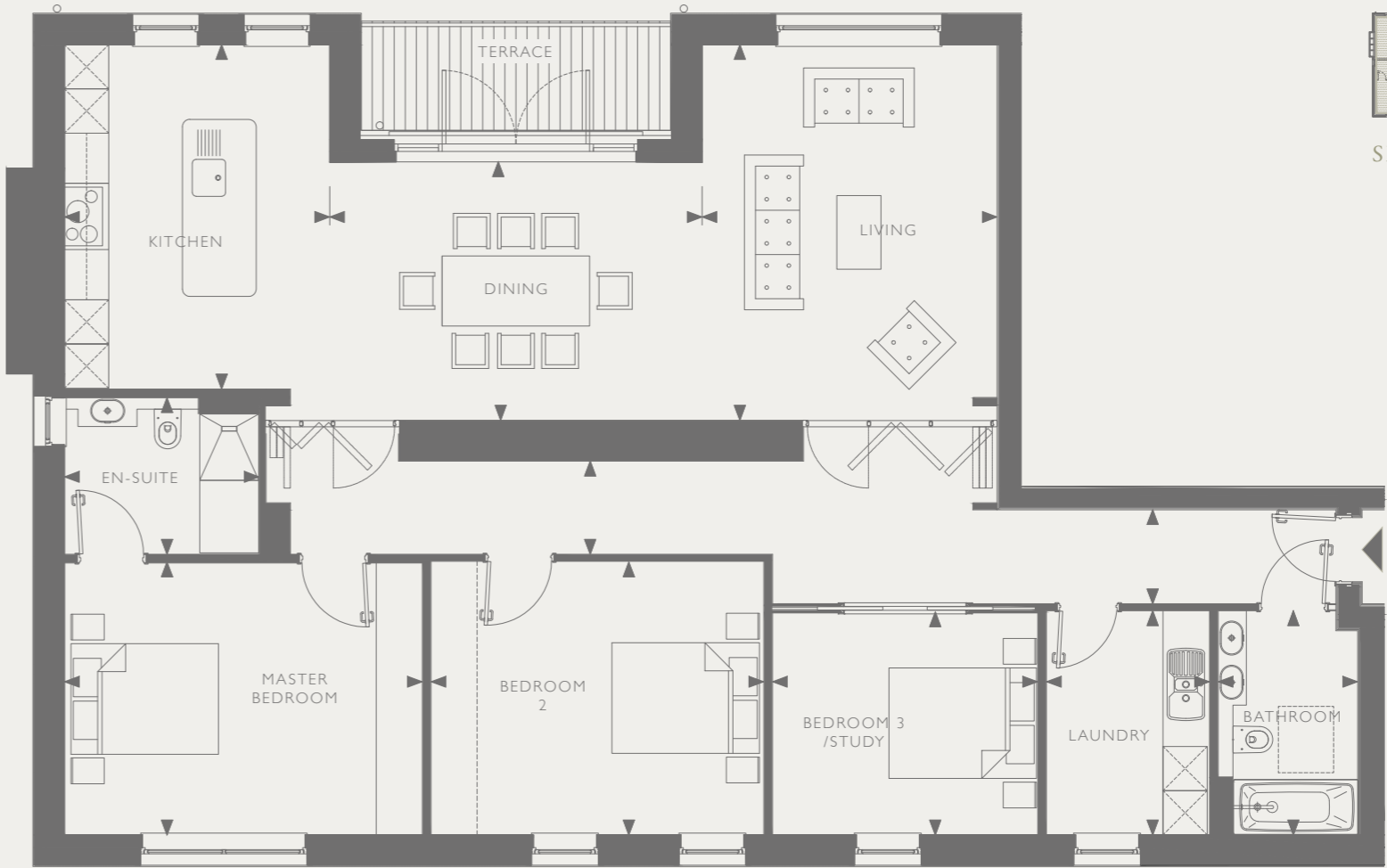
GROSS INTERNAL AREA  
148 SQ M 1,593 SQ FT

The entrance hall welcomes you into this spacious apartment with open plan living, dining and kitchen area measuring 12.6 metres (41 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, third bedroom/study, main bathroom and laundry room complete the space.

APARTMENT 7		
	m	ft
SECOND FLOOR		
Living Room	4.00 x 5.09	11'1" x 16'8"
Dining Room	5.05 x 3.50	16'7" x 11'6"
Kitchen	3.59 x 4.67	11'9" x 15'4"
Master Bedroom	4.85 x 3.68	15'11" x 12'0"
En-suite	2.64 x 2.12	8'8" x 6'11"
Bedroom 2	4.51 x 3.68	14'9" x 12'0"
Bathroom	1.89 x 3.04	6'2" x 9'11"
Laundry	2.20 x 3.04	7'3" x 9'11"
Bedroom 3/Study	3.59 x 3.01	11'9" x 9'10"
TOTAL GIA	148.00 sq m	1,593 sq ft
Terrace	4.19 x 1.53	13'8" x 5'0"

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SECOND FLOOR

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# APARTMENT 8

SECOND FLOOR  
TWO BEDROOMS  
WITH TERRACE

GROSS INTERNAL AREA  
96 SQ M 1,033 SQ FT

A lateral apartment with open plan living, dining and kitchen area measuring 8.7 metres (28 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, main bathroom, laundry room and store room complete the space.

APARTMENT 8		
	m	ft
SECOND FLOOR		
Living Room	4.95 x 4.35m	16'2" x 14'3"
Dining Room	3.75 x 3.23m	12'3" x 10'7"
Kitchen	3.88 x 2.71m	12'8" x 8'10"
Master Bedroom	4.18 x 3.95m	13'8" x 12'11"
En-suite	2.43 x 1.90m	7'11" x 6'2"
Bedroom 2	4.60 x 2.71m	15'1" x 8'10"
Bathroom	2.50 x 1.90m	8'2" x 6'2"
Laundry	1.78 x 1.00m	5'10" x 3'3"
Store	2.48 x 0.71m	8'1" x 2'4"
TOTAL GIA	96.00 sq m	1,033 sq ft
Terrace	4.19 x 1.53m	13'8" x 5'0"

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SECOND FLOOR

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# APARTMENT 9

SECOND FLOOR  
THREE BEDROOMS  
WITH TERRACE

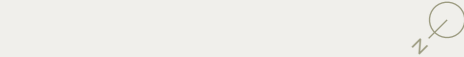
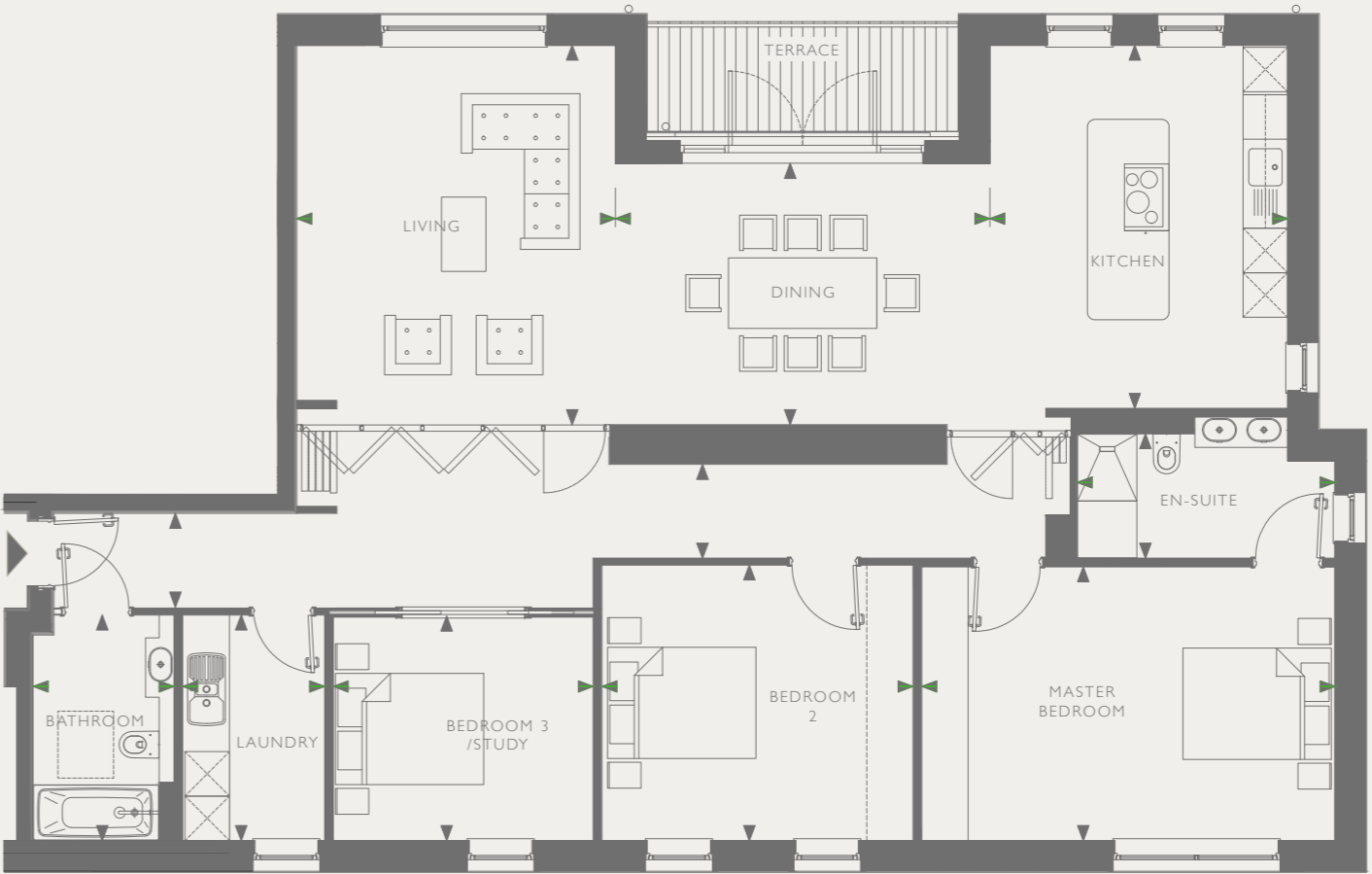
GROSS INTERNAL AREA  
153 SQ M 1,647 SQ FT

The entrance hall welcomes you into this spacious apartment with open plan living, dining and kitchen area measuring 13 metres (43 ft) in length with adjoining terrace.

The master bedroom suite with fitted wardrobes and en-suite shower room, second bedroom, third bedroom/study, main bathroom and laundry room complete the space.

APARTMENT 9		
	m	ft
SECOND FLOOR		
Living Room	4.29 x 5.11m	14'0" x 16'9"
Dining Room	5.05 x 3.52m	16'7" x 11'6"
Kitchen	4.00 x 4.89 m	13'1" x 16'0"
Master Bedroom	5.57 x 3.68m	18'3" x 12'0"
En-suite	3.47 x 1.67m	11'4" x 5'5"
Bedroom 2	4.19 x 3.71m	13'9" x 12'2"
Bathroom	1.89 x 3.04m	6'2" x 9'11"
Laundry	1.91 x 3.04m	6'3" x 9'11"
Bedroom 3/Study	3.50 x 3.01m	11'5" x 9'10"
TOTAL GIA	153.00 sq m	1,647 sq ft
Terrace	4.19 x 1.53m	13'8" x 5'0"

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SECOND FLOOR

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SPECIFICATION

GENERAL

- Secure audio entry system
- Lift access to upper floors
- Long leasehold with share of freehold available
- 10-year Build-Zone building warranty

KITCHENS

- All apartments are fitted with high quality modern kitchens with handleless matt finish doors and Caesarstone® worktops
- Full range of integrated Siemens appliances\*, including 2 electric ovens\*\*, induction hob, dishwasher and fridge freezer
- Wine chiller
- Quooker instant boiling water tap
- Stainless steel undermounted sink

*\*A-rated where applicable.*  
*\*\*One of which is a combination microwave*

HEATING & LIGHTING

- Gas central heating
- Wifi controlled, zoned underfloor heating throughout
- Layered lighting design, comprising directional recessed low voltage downlighters and pendants

BATHROOMS/EN-SUITES

- Contemporary white sanitary ware
- Limestone flooring, wall tiling and vanity tops
- Bespoke joinery including vanity units to most bathrooms
- Chrome taps and shower fittings
- Heated towel radiators
- Underfloor heating
- Wall hung WC's with soft-close seats

FLOORING

- Wide plank engineered oak flooring to all reception rooms
- Limestone flooring to all bathrooms and laundry rooms
- 100% wool carpets to bedrooms

LAUNDRY ROOMS

- White contemporary units
- Quartz stone worktop with undermounted basin and monoblock tap
- Bosch washing machine
- Bosch tumble dryer

TELEPHONE & MEDIA

- Connectivity for telephone and broadband
- Multi-media points to all reception rooms, kitchens and master bedrooms

INTERNAL FINISHES

- Painted white throughout to enhance the light and space
- Extra tall high quality internal doors with painted finish
- Complimentary skirting and architrave detailing
- Satin finish, stainless steel ironmongery, electrical sockets and switch plates
- Bespoke joinery with custom built wardrobes to master bedrooms

EXTERNAL FINISHES

- All ground floor apartments benefit from a private terrace and garden
- Upper floor apartments benefit from terraces
- Access to shared communal gardens

ABOUT KERSFIELD

A private housebuilder and property development group based in Bath and London.

Kersfield 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.



LITFIELD COURT  
BRISTOL BS8



LANSDOWN  
SQUARE WEST  
BATH BA1



WESTGATE  
BUILDINGS  
BATH BA1

# OUR AGENTS



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*They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*

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*Whilst every effort has been made to ensure that the information contained in this document is correct, it is designed specifically as a guide and Kersfield reserves the right to amend the specification as necessary and without notice. 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 EPC's. July 2019.*

KERSFIELD

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