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.
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only.

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

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"**

* Maximum Dimensions **Dressing room dimensions exclude wardrobes

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only.
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contains herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only.
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only. 10/17
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer to ascertain availability of any property, as to avoid unnecessary journeys. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only. 10/17

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer to ascertain availability of any property, as to avoid unnecessary journeys. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only. 10/17

**Dressing room dimensions exclude wardrobes

*Maximum Dimensions

**Attention Dimensions

APARTMENT LOCATOR

APARTMENT LOCATOR
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property, as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only.

** 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

** 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

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property, as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only.
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The current layout shall not form part of any contract or be considered as binding any such contract. All properties are offered subject to availability and applicants should contact the developer or agent to ascertain availability of any property, as no contract will be entered into in respect of the development until a contract, in writing, has been executed by the developer and the applicant. The contents herein shall not form part of any contract or be considered as binding any such contract. Applicants are advised to make their own enquiries to check details to satisfy themselves that the property is suitable. Furniture is for indicative purposes only.

**HOPE PLACE**

**APARTMENT NO. 13 - SECOND FLOOR**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.00m x 6.60m*</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.40m x 3.20m</td>
</tr>
<tr>
<td>Dressing Room**</td>
<td>1.80m x 1.40m</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.40m x 3.30m*</td>
</tr>
<tr>
<td>Utility</td>
<td>2.40m x 1.20m</td>
</tr>
</tbody>
</table>

* Maximum Dimensions **Dressing room dimensions exclude wardrobes
These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property, as no site visits are allowed to properties that are not approved. Any changes made by the developer are to be approved by the developer and will affect the layout of the properties. The developer reserves the right to make any changes to the plans. All applicants interested in purchasing a property should contact the developer to check their details are correctly reflected in the property. 10/17
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 microwave single 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

**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

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specifications or floor plans at any time. The particulars shall not form part of any contract. The developer reserves the right to deviate from the specifications in the interests of economy and safety. All potential purchasers and their agents are strongly advised to check their details immediately before purchase. 10/17