An Acorn Property Group led development in partnership with Galliard Homes.

Park Row
Nestled within the highest part of the grounds, these luxurious 3 and 4 double bedroom south-facing townhouses command spectacular views over the grand formal lawns and the city of Bath. Set over four levels, these stunning homes feature open plan kitchen/dining areas, separate living rooms and multiple private outdoor terraces perfect for relaxing over a glass of wine.
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 layouts at any time. The contents herein shall not form part of any contract. The developer reserves the right to construct or vary any property described herein and specifications or floor layouts may be varied. All appliances are subject to availability and are offered subject to the approval of the developer. The contents herein shall not form part of any contract. The developer reserves the right to vary any property described herein and specifications may be varied. The developer reserves the right to vary any property described herein and specifications may be varied. All information, planning permission and measurements are subject to change and are offered subject to the approval of the developer. Applicants are advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture is for indicative purposes only. 10/17
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PARK ROW
HOUSE NO. 4

GROUND FLOOR
Kitchen/Dining/Family 9.90m x 4.90m 32'5" x 14'1"
Utility 2.60m x 1.90m 8'6" x 6'3"

FIRST FLOOR
Living 6.70m x 6.70m* 22'0" x 22'0"

SECOND FLOOR
Master Bedroom 4.20m x 2.90m 13'9" x 9'6"
Dressing Room** 3.60m x 0.80m 11'10" x 2'7"
Bedroom 2 5.00m x 3.60m* 16'4" x 11'10"

THIRD FLOOR
Bedroom 3 6.20m x 3.10m* 20'4" x 10'2"

* Minimum Dimensions **Dressing room dimensions exclude wardrobes
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 multifunction single oven
  - Built in microwave oven
  - Induction hob with smart 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
- 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 bathrooms/ 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
- 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 to shower area
- Recess to shower area
- Bespoke vanity unit to master en-suite

Heating/Hot Water
- Combi boiler
- Under floor heating throughout except top floor
- Plumbing for washer/dryer in utility room

Interior Finishing
- Walls and ceilings in matt emulsion to Interior Designer’s specification
- Mixture of painted internal doors and glazed crittall doors
- Polished chrome door handles
- Timber sliding sash windows
- Bi-fold patio doors
- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Engineered timber flooring to kitchen, dining, family area and utility
- Carpet to living room, bedrooms, stairs and landings
- Fully fitted wardrobes to master bedroom/dressing room

External Finishes
- Private access to tennis court and communal gardens
- Paved private external areas
- Communal bin store
- LED Lighting

Car Parking
- Two allocated car parking spaces per house

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