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THE APARTMENT COMPANY®



Royal View Chic penthouse apartment

This stunning apartment is located within the prestigious Royal View at Bath Riverside. The property boasts an open plan sitting room and kitchen which has been beautifully designed for modern living. There are two spacious double bedrooms, each with fitted wardrobes and contemporary en suites, there is an additional cloak room. The property has been designed and fitted to a high specification throughout. This superb apartment also benefits from two allocated parking spaces in the residents underground car park. Close to the city centre, riverside pathways and spacious communal areas this property is a must see!

OFFERS IN EXCESS OF **£695,000**

Modern living in the heart or Georgian bath

Modern build | Fully fitted kitchen | Amazing views of the surrounding Bath area | Part of a World Heritage City
Communal roof terrace | Balcony | Underfloor heating throughout | 848 Sq ft

STRICKING ENTRANCE LOBBY AND ATRIUM

As soon as you step inside the impressive entrance lobby you will see why Royal View is so special. The stone flooring complements the exterior stone finish and resembles traditional Georgian homes in the area. The walls have been completed with Bath stone and timber cladding and the stairs have frosted glass balustrades and stainless steel handrails.

LUXURIOUS FIXTURES AND FITTINGS

Inside your home, the distinctive Alno kitchen comes complete with integrated appliances by Siemens which include an integrated electric oven, five zone induction hob, extractor, dishwasher and fridge freezer. There is also a stylish wine cooler, which is ideal for hosting lavish dinner parties. The bathroom is fitted with modern sanitaryware and mirrors. Elsewhere you will find quality fixtures and fittings including Amtico flooring to the reception, entrance hall, study, lounge, kitchen and dining area and foil wrapped walnut internal doors throughout. A flexible wall in the second bedroom gives you range of ways to use your space; increase your open plan living area, create a private bedroom, or use it as a study. The choice is yours. Designed for modern living, these homes also come with television points to the living rooms, bedrooms and kitchens and Sky Q points to the main living areas and bedrooms. There is also a USB port in your kitchen, and BT Fibre to every home.

IMMACULATE FINISH

The internal door frames, walls, skirtings and architraves have been finished in gloss and have a neutral decor, which provides you with a blank canvas to add your own style to.

CENTRED AROUND SUSTAINABILITY

From building high quality homes that keep energy and water bills down to providing local transport options, green spaces and amenities, Crest Nicholson create communities in which people can thrive. Royal View has been built with the same principles. Materials, such as Bath stone, have been locally sourced and internal fixtures and fittings have been designed to save energy. Features such as pull out recycling bins in the kitchen and low energy lighting throughout help to reduce household bills, whilst the green location encourages sustainable modes of transport as the city centre is just a short level walk away.





EFFICIENT HEATING

Each home comes with underfloor heating throughout and chrome heated towel rails in the bathroom and en suite.

OUTDOOR SPACE

Glazed terracotta tiles and hues of orange have been used in the creation of the recessed balconies, as a tribute to the ancient buildings in the city. The orange tones add depth and also refer to the change in colour that occurs naturally in Bath stone when it reacts with the high levels of iron in the water, examples of which can be seen in the sacred spring of the Roman Baths. It is small details like this that make Royal View a truly unique place to call home.



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Royal View

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