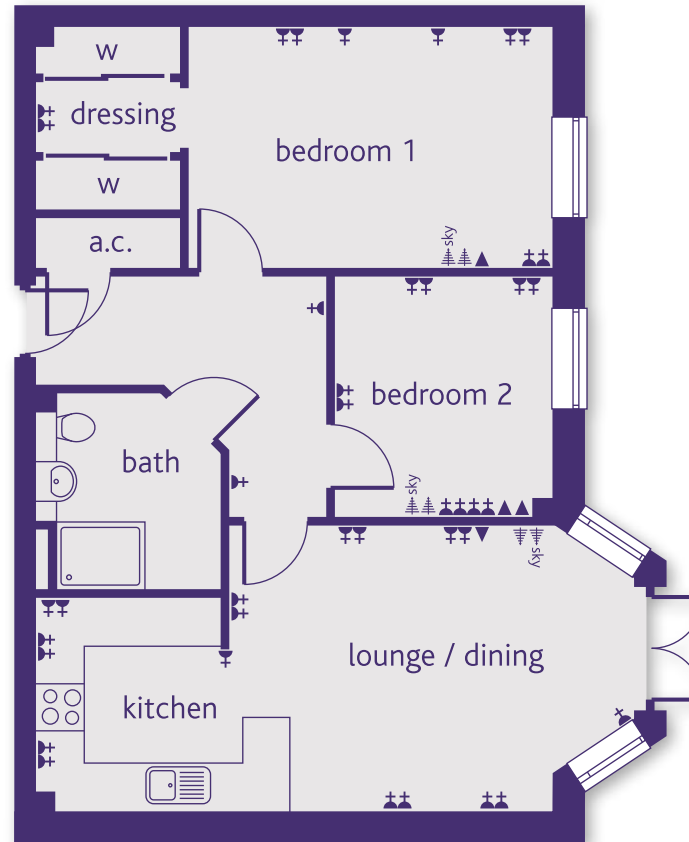




# Apartment 1

This two-bedroom ground floor apartment faces north-east with views over the front of Royal Court.

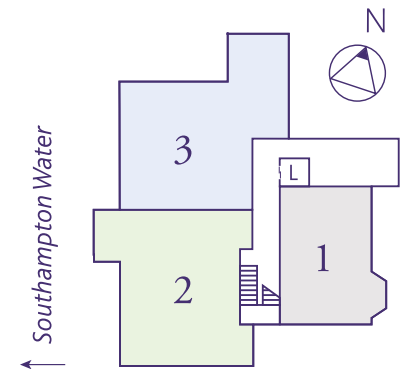
It features a bay window with patio doors opening out onto the courtyard.



⚡ powerpoint ▲ telephone point 📺 TV/Sky point

Kitchen	7'10 x 8'11	2395 x 2720
Lounge/Dining	12'1* x 17'3*	3683* x 5262*
Bedroom 1	10'2 x 15'5	3097 x 4700
Bedroom 2	9'2 x 10'2	2810 x 3098
Bathroom	7'10 x 8'4	2395 x 2550

\*maximum dimension



Apartment Locator: Ground Floor



Set within the beautiful Netley Abbey Conservation Area and close to the shores of the south coast's premier sailing waters, Royal Court is an exquisite collection of just nine, one and two-bedroom prestigious apartments with concierge services, luxurious specifications, private landscaped gardens and stunning views across Southampton Water.

### Kitchens

- *Avant White* kitchen by *Second Nature*
- *Neff* B45M52 single electric oven and *Neff* C57M70 combi microwave oven
- *Neff* T41B30X2 induction hob in black glass
- *Blanco* BW/C60/1150E 60cm chimney hood in stainless steel
- *Indesit* DIF16M1UK integrated dishwasher
- *Indesit* INCB310AA integrated fridge freezer
- 30cm freestanding wine cooler in stainless steel
- *Indesit* IWDE126UK integrated washer-dryer
- Granite worktops in black
- *Karndean* Reclaimed Maple flooring
- Under pelmet lighting
- Recessed ceiling spotlights



Victoria Road Netley Abbey Southampton SO31 5HU

### Bathrooms

- Bespoke shower room with fully enclosed shower cubicle and screen, fitted and tiled
- Ceramic floor tiles
- Moisture resistant recessed spotlights
- Fitted mirrors with LED backlighting option
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Bedrooms

- Built in dressing room to master bedroom with sliding wardrobes either side and recessed spotlights
- Bedside lamp fittings in main bedroom

### Finishes

- Solid timber, argon-filled, double-glazed sash windows and twin lounge doors
- Neutral paint finishes
- Oak/maple veneered doors\*
- Chrome door furniture
- Fitted carpets

### Technology

- All apartments designed to exceed Code Level 4 for thermal performance for reduced energy costs
- Telephone and television points to living rooms and bedrooms
- Sky/Sky+ connections in living rooms and bedrooms
- Phone video entry system to entrance

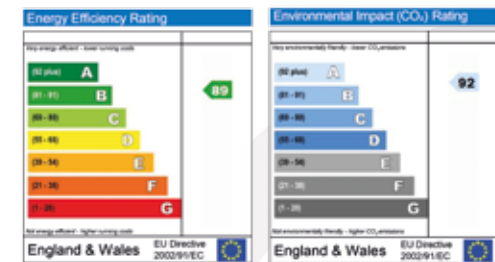
- 24 emergency call system via personal pendant alarm and call in bathroom
- Intruder alarm option
- Warden call system
- PIR entrance lighting
- Low energy balcony lighting
- Mains wired door bells
- Mains connected smoke and heat detector
- Mains connected carbon monoxide detector
- Fire sprinkler system

### Heating

- Heating with *Ideal Logic* ultra-efficient gas fired boiler with gas saver feature
- Whole-house heat recovery ventilation units installed
- Airing cupboard, approximately 1.5m<sup>2</sup>

### Area

- 71m<sup>2</sup>/762ft<sup>2</sup> (approximate)



The above Energy Efficiency Ratings represent average ratings at Royal Court. Energy efficiencies may vary in each apartment.



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