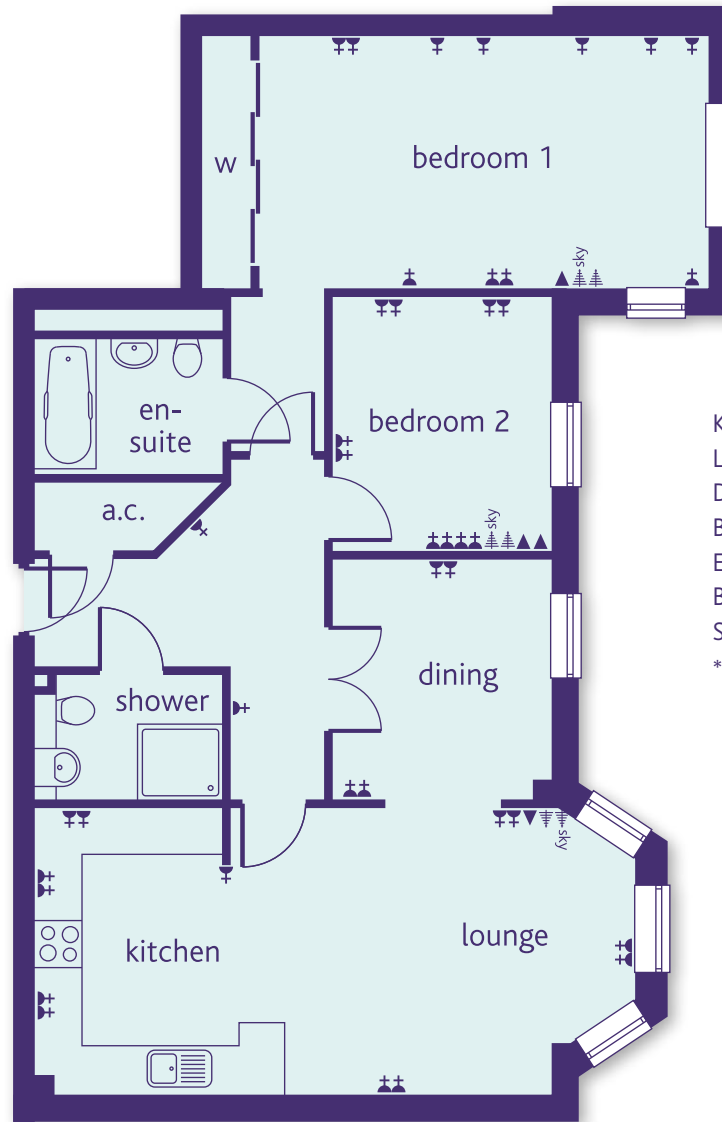




# Apartment 4

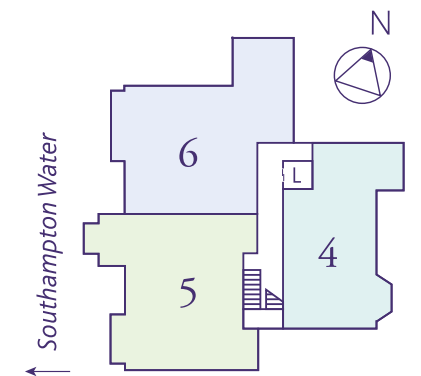
This two-bedroom first floor apartment faces north-east with views over the courtyard. It features a bay window in the lounge and a separate dining area.



⚡ powerpoint ▲ telephone point 📺 TV/Sky point

Kitchen	7'10 x 12'1	2395 x 3683
Lounge	12'1 x 17'3*	3683 x 5262*
Dining	9'2 x 10'2	2810 x 3097
Bedroom 1	10'9 x 19'1†	3280 x 5820†
En-suite	5'8 x 7'9	1750 x 2383
Bedroom 2	9'2 x 10'8	2810 x 3262
Shower	5'2 x 7'10	1587 x 2395

\*maximum dimension †excluding wardrobes



Apartment Locator: First Floor

Hartwood Residential have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The floor plans, site plan and maps are for guidance purposes only. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. This Brochure does not constitute an offer or contract and Hartwood Residential reserve the right to change any specifications of the apartments at any time during the course of construction without notice. Brochure: rockitdesign.co.uk

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

- *Milbourne Porcelain* 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* Bracken flooring
- Under pelmet lighting
- Recessed ceiling spotlights

### Bathrooms

- Bespoke shower room located off the main hallway
- En-suite to master bedroom with bath
- *Karndean* Reclaimed Maple flooring
- Moisture resistant recessed spotlights
- Fitted mirrors with LED backlighting option
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Bedrooms

- 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

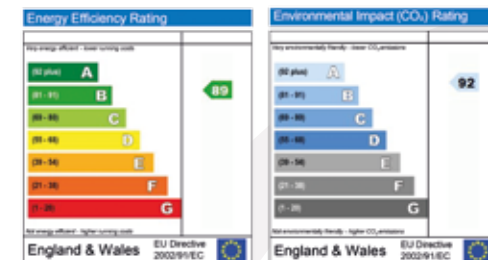
- Intruder alarm option
- Warden call system
- PIR entrance lighting
- Low energy balcony lighting
- Mains wired door bells
- Mains connected smoke and heat detector
- Mains connected carbon monoxide detector
- Fire sprinkler system

### 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

- 94m<sup>2</sup>/1011ft<sup>2</sup> (approximate)
- Airing cupboards providing 2m<sup>2</sup> storage



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



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