



ONE WATERSIDE

BATH | BA2

1-3 BEDROOM HOMES
ON BATH'S WATERFRONT

Berkeley
Designed for life



02

03





OLDFIELD PARK
STATION

CROSS DESTRUCTOR
BRIDGE TO REACH
BATH CITY CENTRE

RIVER AVON

WINDSOR BRIDGE

Computer generated image, indicative only



04

Computer generated image, indicative only.

A MODERN LEGACY BY THE WATERFRONT

Steeped in history, One Waterside was once a Gasworks that powered the city of Bath with a vital energy source. Today, that legacy lives on in a new form.

Perching proudly along a gentle curve of the River Avon, One Waterside will be a peaceful haven walking distance from Bath's city centre. Architecture inspired by the site's past will stand as the backdrop for a flourishing new community.

At One Waterside, a new collection of studio, one, two and three bedroom apartments will offer contemporary living with beautiful views across Bath and the River Avon. Meticulously fabricated and furnished, each home comes with light-filled spaces and flexible layouts.

Residents get to enjoy so much more than this. One Waterside has been designed as a complete community, featuring a brand-new on-site restaurant, café and nursery, together with landscaped riverside gardens and thoughtfully designed communal spaces that encourage wellbeing and neighbourly connections.

A new chapter in Bath's story begins here.

05

FUELLED
BY HISTORY



08

RICH IN HISTORY, INSPIRED BY INNOVATION

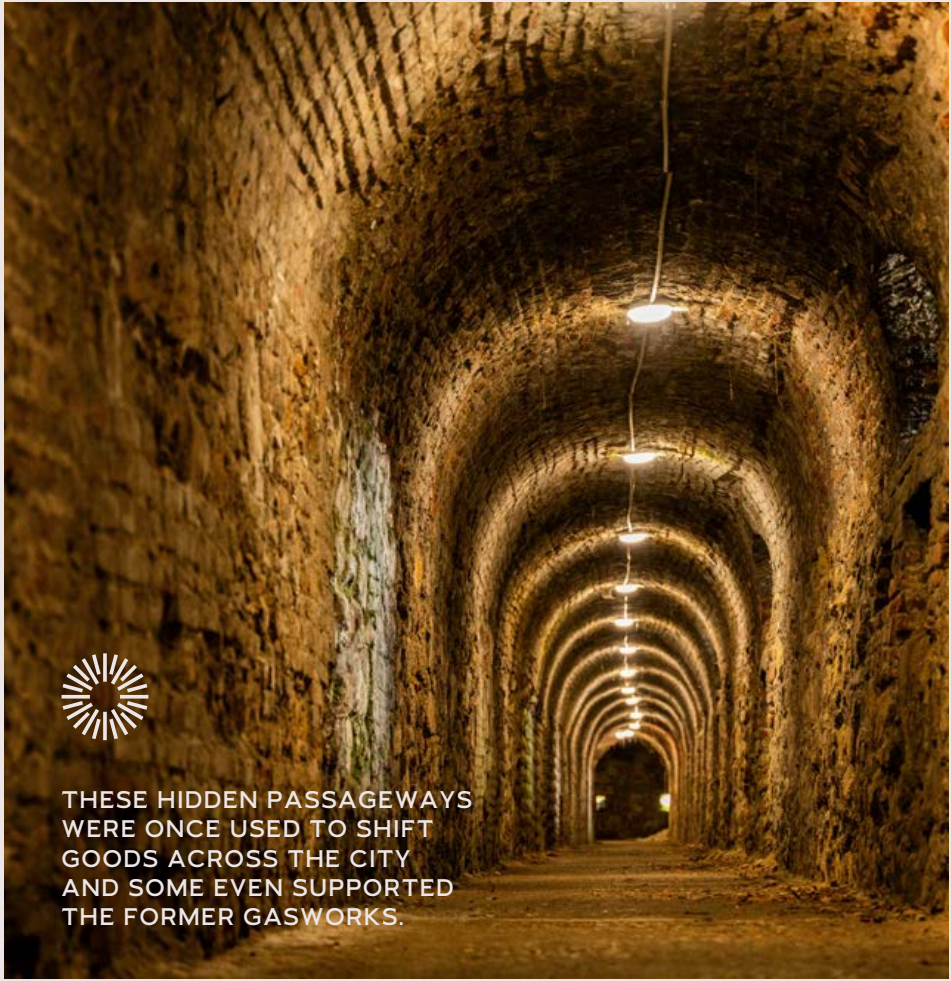
Bath is a city shaped by centuries of culture and architectural brilliance. From natural hot springs to elegant streets and hidden passageways, every corner tells a tale.

Bath's story is intertwined with the monarchy. In 973 AD, King Edgar's coronation at Bath Abbey set the standard for every British coronation that followed, elevating the city's status and securing its place in history.

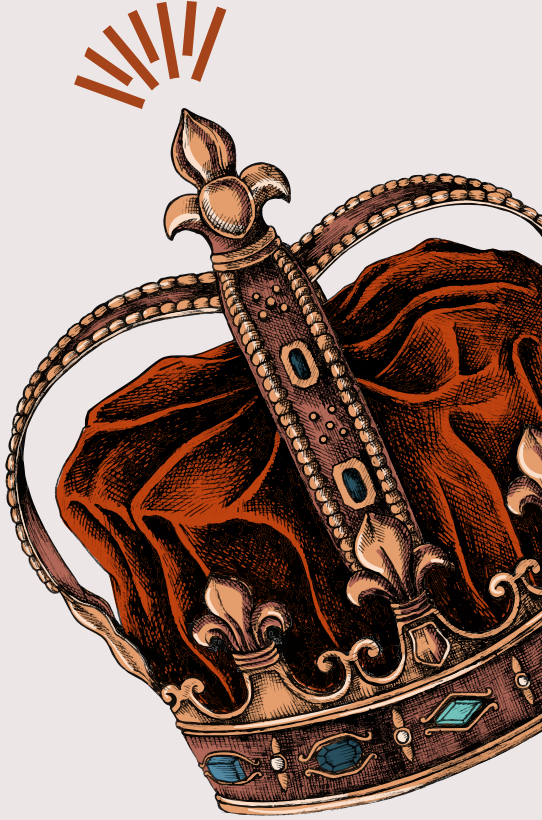


These royal associations contributed to Bath's prestige and helped fund and inspire some of its grandest buildings and streets, including the Pump Room, Bath Abbey, and the Georgian crescents. Bath has been a favoured retreat for royalty and aristocracy, especially during the Georgian era when the city became a fashionable spa destination.

From a thriving medieval market town centred on Bath Abbey to an 18th-century spa destination, the city has evolved over time. Today, Bath is a vibrant city where history and contemporary life coexist seamlessly. Its streets are lined with elegant Georgian architecture, while the city's Roman Baths and Abbey remain major cultural landmarks.



THESE HIDDEN PASSAGEWAYS WERE ONCE USED TO SHIFT GOODS ACROSS THE CITY AND SOME EVEN SUPPORTED THE FORMER GASWORKS.



09



THE HEALING HEART OF BATH

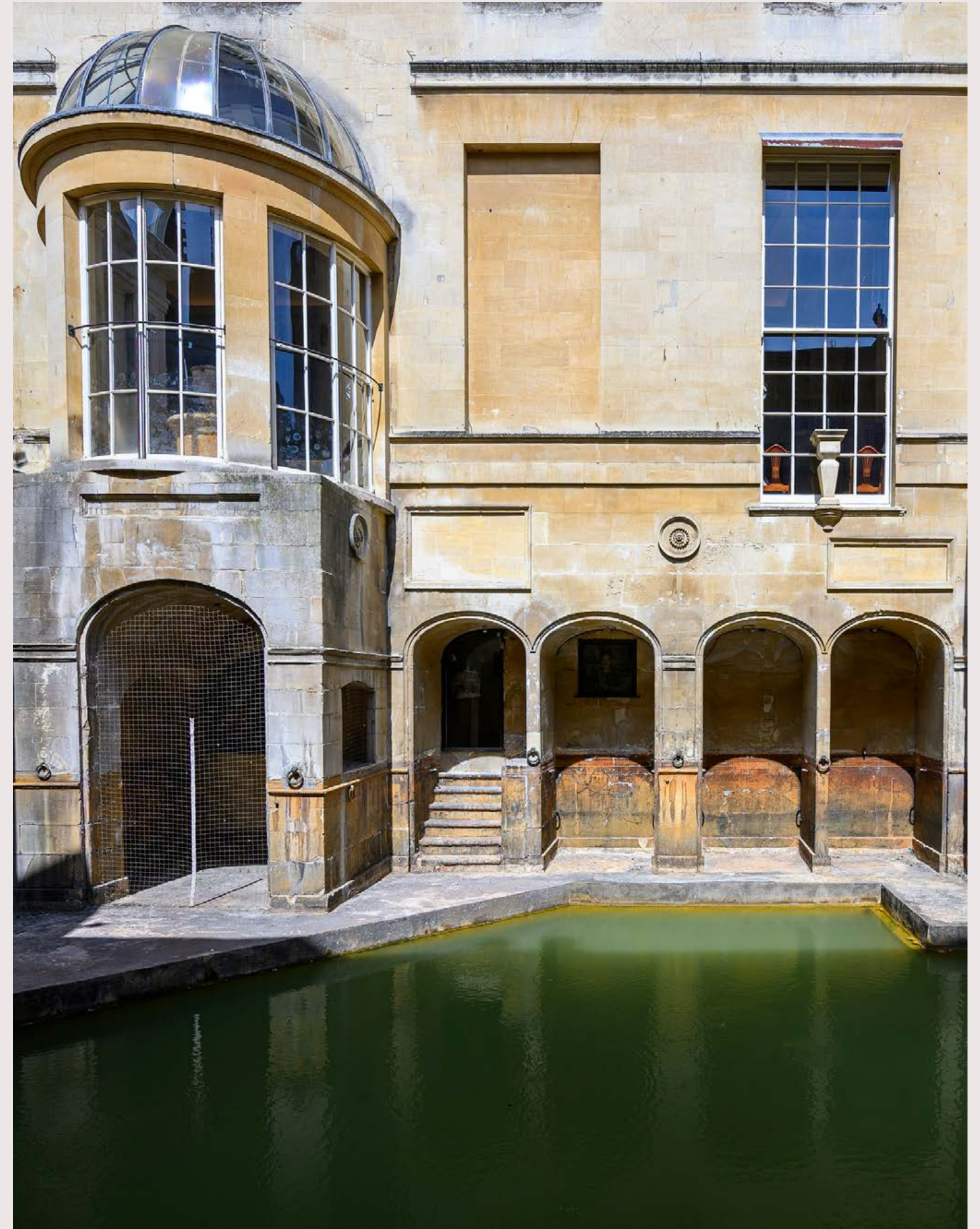
Bath is known as one of Great Britain's most historically rich cities. At the very heart of this lies an intriguing and natural phenomenon, Britain's only warm natural springs. These wonderous waters have attracted Kings and Queens for centuries.



A CULTURAL SYMBOL OF ANCIENT
HISTORY AND MODERN HEALING.

In the first century, the Romans constructed extravagant baths and a grand temple dedicated to the Goddess Sulis, transforming the thermal springs into a renowned religious spa that attracted visitors from across the empire.

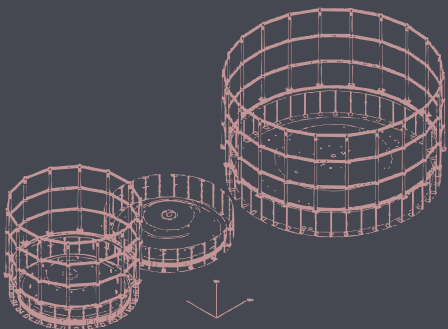
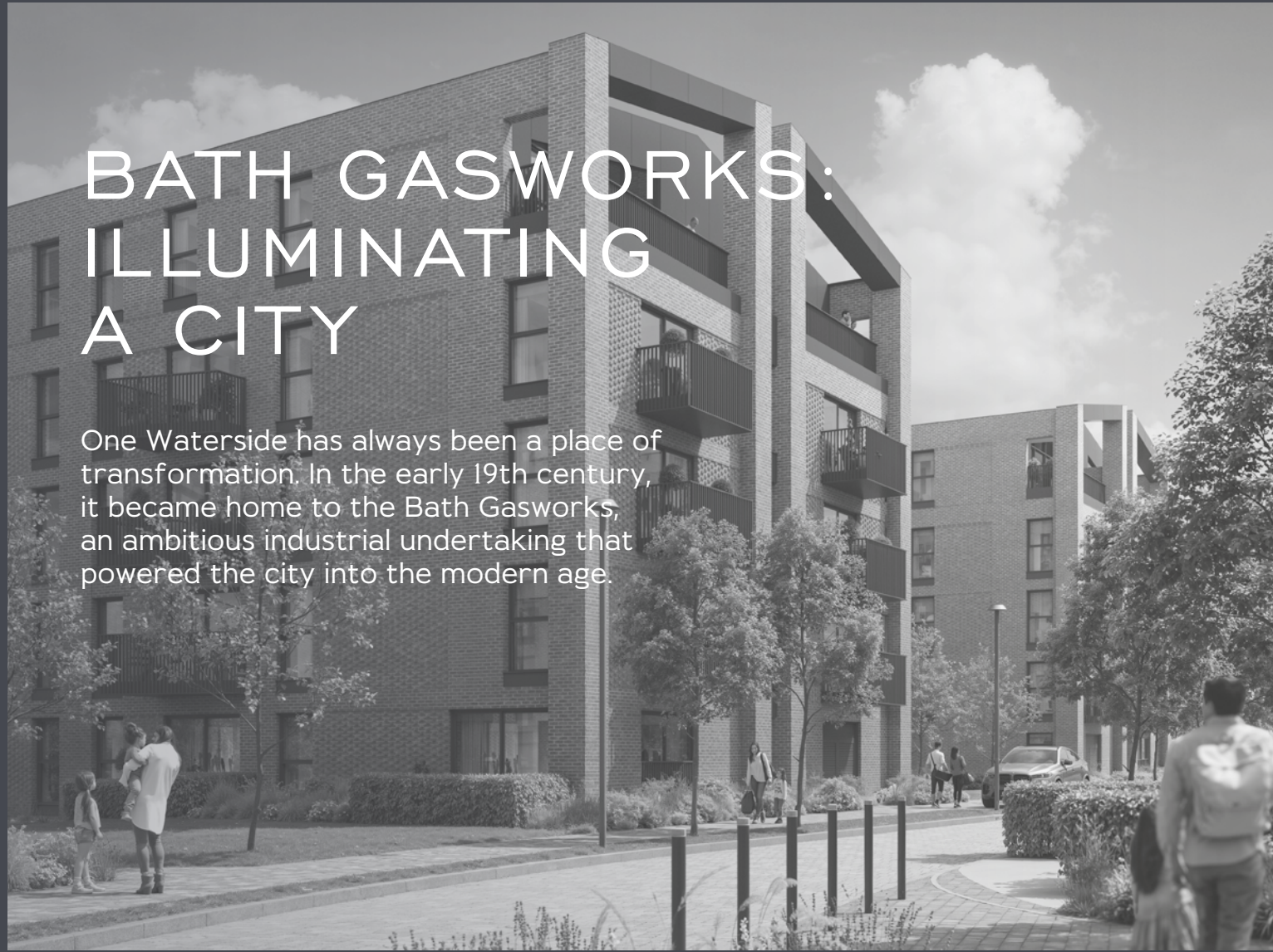
This marked the beginning of Bath as a place of worship and healing, shaping the city's origins. Over the centuries, Roman ingenuity and Georgian elegance have defined its unique identity. These qualities have earned Bath UNESCO World Heritage status. A cultural legacy so exceptional that its heritage is considered a treasure for all of humanity.





BATH GASWORKS: ILLUMINATING A CITY

One Waterside has always been a place of transformation. In the early 19th century, it became home to the Bath Gasworks, an ambitious industrial undertaking that powered the city into the modern age.



1820S

Bath Gasworks established along the River Avon, illuminating the city with its coal gas production.

1830S–1850S

Expansion of facilities, with coal delivered by river and later by railway sidings.

LATE 19TH CENTURY

Gasometers dominate the skyline. Gaslight becomes essential to homes, shops, and theatres across Bath.

MID-20TH CENTURY

Advances in energy production reduce reliance on coal gas.

1960S

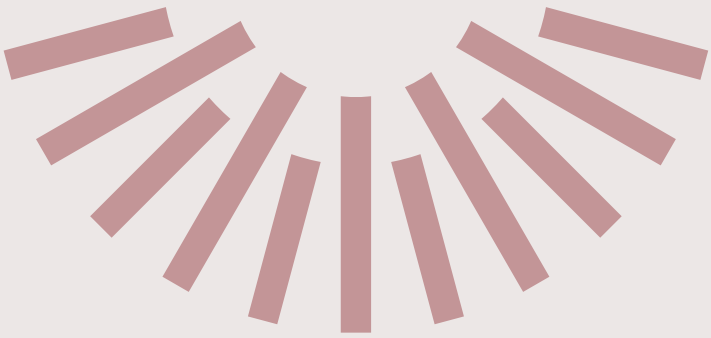
Bath Gasworks decommissioned; site falls into disuse.

2025

Planning is approved to begin transforming the disused site into a brand new community.

TODAY

A place once defined by energy and industry is now transformed into a new kind of community, one that continues to give life to the city.



ARCHITECTURE THAT LIVES ON

Inspired by its industrial heritage as a former gasworks and railway sidings, the architecture at One Waterside celebrates its rich past while embracing a new identity. Warm red and buff brick tones paired with carefully balanced elevations echo the character of its historic roots.

THE MOST CHERISHED MOMENTS OF THE PROJECT

“The most rewarding aspect has been reimagining a long-neglected brownfield site and turning it into a vibrant, sustainable community. There’s great satisfaction in contributing to a development that balances respect for Bath’s heritage with the needs of a modern, inclusive community.

NOTABLE FEATURES

“The successful transformation of One Waterside celebrates Bath’s industrial past and Georgian heritage while creating real value for the community. With a strong commitment to ecology, biodiversity, and public accessibility, this project stands as a proud example of thoughtful, sustainable regeneration.

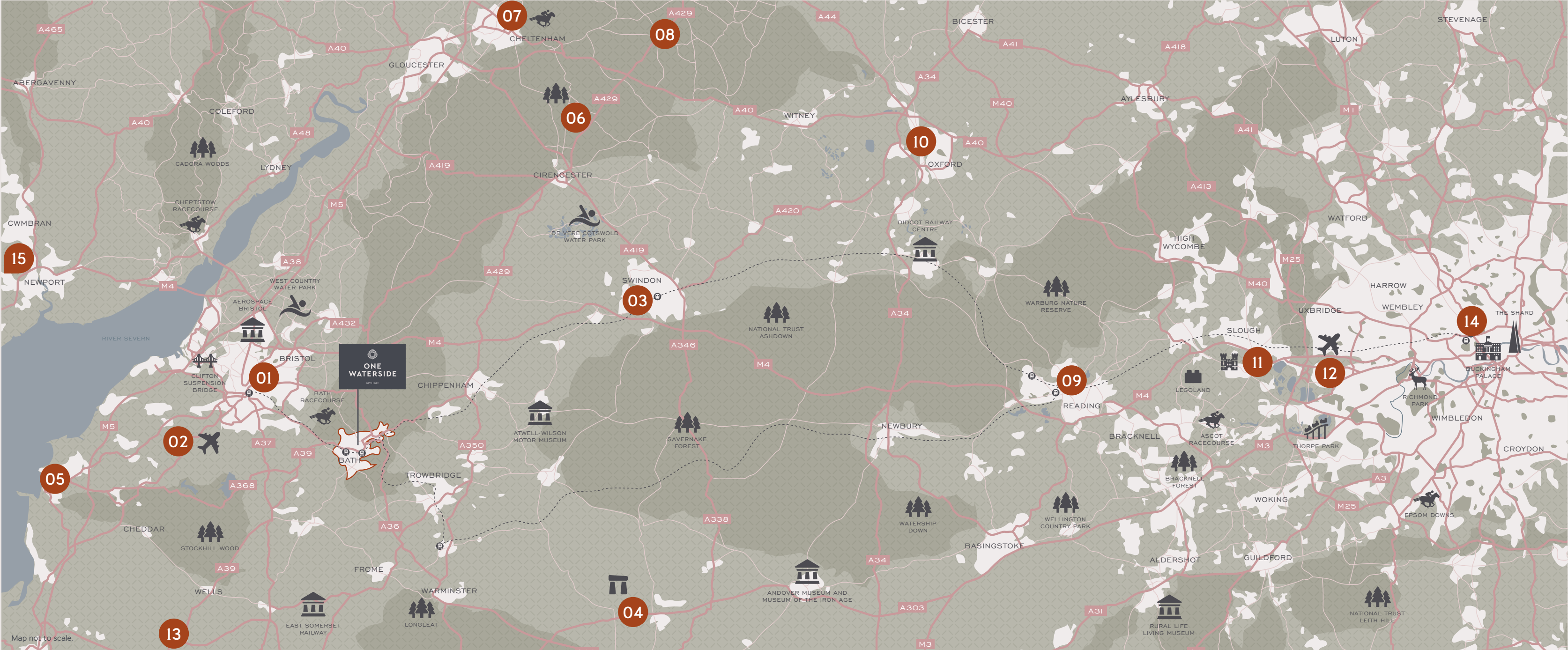


PERSONAL INSPIRATION

“The transformation of a disused industrial site into a thriving, nature-enhanced place for people to live, work, and connect has been personally inspiring. The project’s commitment to sustainability, biodiversity, and community brings real purpose to the work.”



REVELLING IN
THE PRESENT



16

17

FURTHER AFIELD

1.

Bristol City Centre
12.1 mi / 19.5 km 24 min 12 min
2.

Bristol Airport
17.7 mi / 28.5 km 35 min
3.

Designer Outlet Swindon
35.5 mi / 57.2 km 40 min
4.

Stonehenge
35.5 mi / 57.1 km 48 mins
5.

Weston-super-Mare
30.6 mi / 49.2 km 1 hr 51 min
6.

The Cotswolds
42.8 mi / 68.9 km 1 hr 15 min
7.

Cheltenham Racecourse
54.0 mi / 87.0 km 1 hr 14 min
8.

Bourton-on-the-water
49.9 mi / 80.3 km 1 hr 10 min
9.

Reading Station
77.9 mi / 125.0 km 1 hr 20 min 58 min
10.

Oxford
71.9 mi / 115.0 km 1 hr 30 min 1 hr 2 min
11.

Windsor Castle
94.4 mi / 152.0 km 1 hr 30 min
12.

Heathrow Airport
100.0 mi / 162.0 km 1 hr 40 min
13.

Glastonbury Town Centre
26.5 mi / 42.6 km 45 min
14.

London Paddington Station
114.0 mi / 183.0 km 1hr 16 min
15.

Cardiff
53.6 mi / 86.3 km 1 hr 5 min 1hr 16min

Car and train travel times taken from www.google.co.uk/maps and are approximate only.





BATH SPA STATION IS JUST A MILE AWAY AND OFFERS FREQUENT DIRECT TRAINS TO LONDON PADDINGTON, READING, BRISTOL AND BEYOND.



EXPLORE

Whether you're exploring the city or venturing into its scenic surroundings, Bath offers plenty of easy and enjoyable ways to get around.

The city is best experienced at a relaxed pace on foot or by bike. Stroll through elegant Georgian streets or hire a bike to cycle along one of the many picturesque trails.

For journeys further afield, transport connections are excellent. Oldfield Park Station is just a short walk away from One Waterside and, along with Bath Spa Station, offers frequent trains to Bristol, Reading, London Paddington and beyond. Bristol Airport is just 39 minutes away by car, or there are direct coach and bus links also available for convenient international travel.




OLDFIELD PARK STATION


BATH TOWN CENTRE


BATH SPA STATION

BY BIKE	BY BIKE	BY BIKE
06 MIN	06 MIN	10 MIN
WALK	WALK	WALK
17 MIN	18 MIN	22 MIN

FROM OLDFIELD PARK STATION

✕ — BRISTOL TEMPLE MEADS / 2 STOPS / 15 MIN — ✕

✕ — BRISTOL PARKWAY / 4 STOPS / 35 MIN — ✕

✕ — CARDIFF CENTRAL / 6 STOPS* / 1 HR 16 MIN — ✕

✕ — GLOUCESTER / 7 STOPS / 1 HR 9 MIN — ✕

✕ — CHELTENHAM SPA / 4 STOPS* / 1 HR 4 MIN — ✕

FROM BATH SPA STATION

✕ — OXFORD / 4 STOPS* / 1 HR 2 MIN — ✕

✕ — READING / 4 STOPS* / 58 MIN — ✕

✕ — LONDON PADDINGTON / 5 STOPS / 1 HR 16 MIN — ✕

✕ — SOUTHAMPTON CENTRAL / 7 STOPS / 1 HR 27 MIN — ✕

Distances and travel times taken from google.co.uk/maps and are approximate only. *Journey includes changover.





20

21

Food and Drink

1. The Mint Room
2. The Oyster Shell
3. The Scallop Shell
4. Frites Caesar
5. The Olive Tree Restaurant
6. The Good Bear Café
7. Café Lucca
8. Walcot House
9. The Ivy Bath Brasserie & Garden

Health & Wellness

10. Emberwood
11. The Hideout
12. Chez Dominique
13. The Bell Inn
14. PureGym Bath Victoria Park
15. Phase One / TEMPUS Gym
16. Oldfield Surgery
17. The Spa & Bath House
18. Bath Rugby Club

Travel

19. Oldfield Park Station
20. Bath Spa Station
21. Bath Bus Station/Coach Station

Attractions

22. Bath City Centre
23. Pulteney Bridge
24. Bath Abbey & Roman Baths
25. The Circus
26. The Royal Crescent Hotel & Spa

Shopping

27. Tesco Express
28. High Street

Green Spaces

29. Royal Victoria Park
30. Sydney Gardens
31. Alexandra Park
32. Henrietta Park
33. Parade Gardens





INDULGE



FROM MICHELIN-STARRED FINE DINING TO QUINTESSENTIALLY BRITISH CAFÉS AND PUBS, BATH IS BRIMMING WITH LOCAL PRODUCERS AND PASSIONATE ARTISANS READY TO TANTALIZE YOUR TASTE BUDS, NO MATTER THE CRAVING OR MOOD.



THE OLIVE TREE

🚗 5 MIN

Proud owner of the prestigious 4 AA Rosette and a Michelin star, The Olive Tree blends the finest British seasonal ingredients with elegant surroundings and exceptional service.



THE SCALLOP SHELL

🚗 4 MIN

Fresh sustainable catch and seasonal delights from the early morning coastal market, the family-run Scallop Shell serves up fish and chips like no other.



WALCOT HOUSE

🚗 8 MIN

Immerse yourself in the vibrant spirit of Walcot House, where every plate is crafted with creativity and flair. A place where chefs bring together bold flavours and seasonal ingredients to create dishes that delight the senses and celebrate Bath's lively culinary scene.



EMBERWOOD

🚗 4 MIN

Savour the warmth of Emberwood, where glowing flavours and carefully sourced ingredients are brought together with passion and precision. Each dish is beautifully crafted, offering a dining experience that's as inviting and vibrant as Bath itself.



THE HIDEOUT

🚗 10 MIN

Once a hideout for thieves and highwaymen, this hidden gem now sets the scene for cocktail night, bringing with it a creative twist to classic favourites.



BARDACIOUS

🚗 5 MIN

Whether you are in the mood for a culinary escape or just want to add some zest to your day, Bardacious has a vibrant array of dishes and handcrafted cocktails to satisfy all palettes.



SHOPPING & LEISURE

Elegant boutiques, independent artisans, lively markets and stylish shopping, Bath really does have it all. Whether you're indulging in retail therapy or seeking unique finds, Bath promises an unforgettable experience.

After indulging, you can unwind in beautiful parks, get a bite to eat or explore cultural hotspots.



Within walking distance you have Bath's Central High Street, Stall Street, Union Street and Milsom Street, which is known to be where Bath's most elegant shopping and famous for its Georgian architecture and higher-end fashion, homeware, and lifestyle boutiques.

From One Waterside, it's around a 10-minute stroll into the heart of Bath's shopping district, where you'll find many top brands including; The White Company, Portman, Reiss, Ted Baker, Sam Wilson, Vinegar Hill, Rituals, Urban Outfitters and Oliver Bonas all in close proximity.





26

27



NATURE THAT SOOTHES THE SOUL

It's no secret that nature plays a vital role in our wellbeing. Just moments from the city centre, a variety of natural spots await family picnics, riverside runs and leisurely strolls.

ROYAL VICTORIA PARK

Just half a mile away from One Waterside, Royal Victoria Park was officially opened by the future queen, princess Victoria in 1830. With beautifully landscaped gardens, a children's playground, mini golf, tennis courts, open green lawns and a botanical garden, this 57-acre park gives you everything you need for the perfect for day out.



HEDGEMEAD PARK

🚶 27 MIN 🚲 11 MIN

A Grade II listed park located only 1.2 miles from One Waterside, Hedgemoor is one of Bath's hidden gems. Complete with a unique 1880's bandstand, and set among trees and elegant Georgian townhouses, this small corner of greenery is certainly one not to miss.



BATH CITY PARADE GARDENS

🚶 22 MIN 🚲 8 MIN

Located only 1 mile away, the immaculately presented Bath City Parade Gardens are Bath's most central pleasure grounds, and one of the cities signature venues. Overlooking the River Avon and boasting exceptional city views, the gardens are renowned for the vibrant bedding displays, formal level lawns and remarkable Edwardian bandstand.



SYDNEY GARDENS

🚶 33 MIN 🚲 13 MIN

Just 1.4 miles from One Waterside, at the end of the grand Great Pulteney Street, lies Sydney Gardens, Bath's oldest park and a true Georgian treasure. This historic park was a popular place to be seen in the 18th and 19th centuries. Today, it offers a tranquil escape with elegant tree-lined paths, open green spaces, and the scenic Kennet & Avon Canal that weaves through it. The perfect spot for peaceful walks or a family picnic.



ALEXANDRA PARK

🚶 35 MIN 🚲 19 MIN

An 11-acre park with stunning views over the city, Alexandra Park is just a 1.5 mile journey away from One Waterside. The public green space offers a wonderful tranquil corner within the city and magnificent panoramic views of Bath itself.

HENRIETTA PARK

🚶 27 MIN 🚲 11 MIN

Opened to celebrate the Diamond Jubilee of Queen Victoria, the stunning Henrietta Park is only 1.2 miles from One Waterside. The park spans 7 acres and contains many fine trees, a pergola covered with roses, extensive shrubberies and beautiful flower beds, along with a Sensory Garden which is planted with many sweetly scented flowers and shrubs.



DYRHAM PARK

🚶 22 MIN

Set within rolling countryside, Dyrham Park is just a 7.9 mile journey from One Waterside. This historic estate offers expansive grounds, elegant gardens, and a peaceful retreat perfect for a leisurely stroll away from the city.



Distances and travel times taken from www.google.co.uk/maps and are approximate only.





A CITY THAT MOVES WITH YOU

COMMUNITY AND COMPETITION SINCE 1859 AT BATH CRICKET CLUB

🚶 29 MIN 🚴 10 MIN 🚗 7 MIN

Bath Cricket Club has been a fixture of the city for over 160 years. Its leafy riverside ground offers a quintessentially English setting, where summer afternoons are filled with the sound of leather on willow and a warm community spirit.

Bath's sporting spirit is woven into its culture. From rugby and cricket to horse racing, tennis and padel, the city offers an unrivalled mix of sporting heritage. Whether you're spectating or taking part, Bath is a place where sport connects people and inspires everyday life.



30



BATH RUGBY CLUB, UNITED IN BLUE, BLACK & WHITE

🚶 29 MIN 🚴 9 MIN

Set in the very heart of the city, The Recreation Ground is home to Bath Rugby, one of England's most historic clubs. Match days transform the streets, as thousands of fans gather riverside to cheer, celebrate, and share in the city's favourite tradition.



HISTORY, EXCITEMENT, AND SPECTACLE AT BATH RACECOURSE

🚗 12 MIN

Perched high on Lansdown Hill, Bath Racecourse is one of the UK's oldest. With sweeping countryside views, exhilarating race days and vibrant social occasions, it offers a unique blend of heritage and thrill.



31



BEYOND THE BIG FIXTURES, BATH CHAMPIONS MOVEMENT AND WELLBEING IN EVERY DAY LIVING, CYCLE TRAILS, RIVERSIDE PATHS AND GREEN SPACES ENSURE RESIDENTS CAN CONNECT WITH NATURE WHILE STAYING ACTIVE. HERE, WELLNESS IS NOT AN AFTERTHOUGHT, IT'S A WAY OF LIFE.



FROM TENNIS TO PADEL, COURTS FOR EVERY GENERATION

From classic lawn tennis to the fast-paced rise of padel, Bath provides courts for every kind of player. Clubs and facilities across the city welcome beginners and seasoned players alike, blending tradition with modern sporting trends.





BATH THRIVES ON CELEBRATION

FROM CENTURIES-OLD TRADITIONS TO CONTEMPORARY FESTIVALS, ITS CALENDAR IS ALIVE WITH CULTURAL HIGHLIGHTS, SPORTING SPECTACLES, AND COMMUNITY GATHERINGS.

02.

BATH CHRISTMAS MARKET

Each winter, Bath is transformed into a festive wonderland. Twinkling lights and over 150 chalets line the Georgian streets, offering artisan gifts, mulled wine and seasonal treats.

01.

BATH FRINGE FESTIVAL

A platform for bold creativity, spanning theatre, dance, music and visual arts in unexpected venues throughout the city.

03.

THE BATH FESTIVAL

A much-loved celebration of music and literature, bringing world-class artists, authors, and performers together across the city each May.

08.

JANE AUSTEN FESTIVAL

Each September, Bath steps back in time as thousands gather in Regency dress to honour the city's most famous resident, with parades, dances, and talks.

04.

BATH CARNIVAL

A vibrant explosion of colour, costumes, and live music, this summer highlight brings the streets of Bath to life with energy and rhythm.

07.

BATH HALF MARATHON

One of the UK's most popular road races, drawing thousands of runners each March to take on a scenic course through the heart of the city.

06.

BATH MUSIC FESTIVAL

A May favourite, bringing together orchestras, bands and soloists for performances ranging from classical to contemporary.

05.

FILMBATH (AS PART OF BATH FRINGE)

Championing independent cinema, FilmBath screens thought-provoking films and hidden gems with a strong sense of community spirit.



“

How it all started

Your Bath Guide began out of a love for food and photography. After being asked by family and friends for recommendations on where to eat and what to do in Bath, I decided to start sharing my favourite spots on Instagram as @yourbathguide. What started as a small passion project has since grown into a community of over 24,000 followers and developed into a business with a team of three, including a marketing agency that supports local businesses with social media and content creation. I'm Kyra, the face behind the account, and I still love discovering and showcasing everything that makes Bath so special.

The Vision

The vision for Your Bath Guide has always been to celebrate Bath in an authentic and personal way, highlighting the independent businesses, creativity, and community that make the city so special. As we've grown, my aim is to keep that boutique, personal feel at the heart of both @yourbathguide and our marketing agency, while also expanding into new places. The goal is to replicate what we've built in Bath by creating trusted city guides that shine a spotlight on the best food, culture, and experiences each city has to offer.

My love for Bath

What I love most about Bath is just how beautiful it is. The city has this glow to it, whether the sun's out, it's raining, or it's one of those golden evenings, it always looks stunning. But it's not just about how it looks. Bath has such a friendly, community feel. You really do get to know people here, and through Your Bath Guide I've been lucky to meet so many amazing local business owners, creatives, and entrepreneurs who make the city what it is.



On a practical side, Bath is such an easy place to live. You can walk pretty much everywhere, and at the same time it's really well connected, with London and Bristol Airport both close by. It's the best of both worlds, small enough to feel homely, but never cut off.

I also love that Bath has so much variety. There are brilliant independent cafés, restaurants, and shops, but you're also only a few minutes from countryside walks and green space. It's that mix of beauty, convenience, and community that makes Bath not only a lovely place to visit but an amazing place to live, especially in your twenties.

”

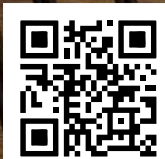


CORKAGE

AN AWARD-WINNING INDEPENDENT WINE BAR AND RESTAURANT
SET WITHIN A CHARMING GEORGIAN COURTYARD

5 CHAPEL ROW, BATH BA1 1HN

0.8 MI / 1.3 KM ⬆️ 16 MIN



Distances and travel times taken from www.google.co.uk/maps and are approximate only.

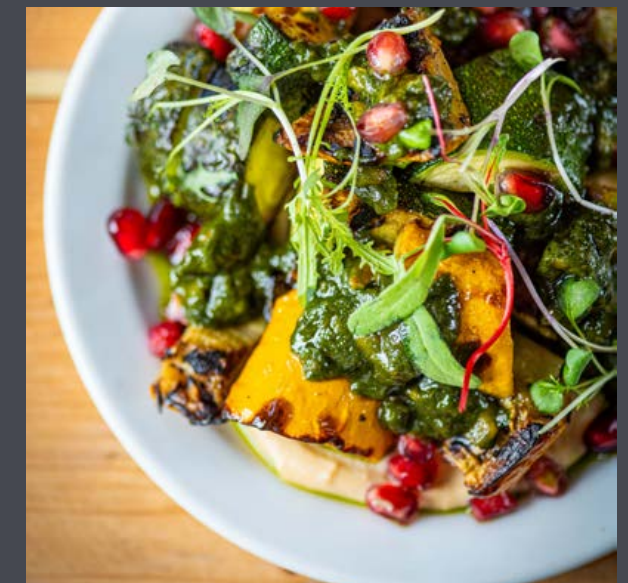
“

HOW LONG HAVE YOU BEEN OPEN HERE?

Corkage has been open since 2015, first in the original Walcot Street site (sadly no longer), before we opened Chapel Row in 2017. Marty and I (Richard) both relocated to Bath almost 10 years prior and worked in the hospitality trade in the city, which is where we met.

WHAT ARE YOUR FAVOURITE THINGS ABOUT THE CITY?

Bath offers so much with its heritage and breathtaking architecture, all packaged up in a city that is easily walkable with views to the countryside. We have well-regarded schools and rugby days are pretty epic, especially as they give a welcome boost to our vibrant hospitality offering across the city.



WHAT IS THIS SENSE OF COMMUNITY LIKE WITH THESE LOCAL BUSINESSES?

There's a real sense of community and camaraderie among independent businesses in Bath, especially for those of us who have been around for a while! Whether it's a chat on the street, an informal pint to chew the fat, or pulling together to organise new events such as Bath Restaurant Week which launched this year, it's the indies that bring fresh appeal and uniqueness to our beautiful city.

”



PULTENEY BRIDGE FLOWERS

A LUXURY FLORIST NESTLED IN THE HEART OF BATH,
OFFERING EXQUISITE, BESPOKE FLORAL ARRANGEMENTS.

14 PULTENEY BRIDGE, BATH BA2 4AY

1.7 MI / 2.7 KM 23 MIN 8 MIN



Distances and travel times taken from www.google.co.uk/maps and are approximate only.

“

WHAT INSPIRES YOU ABOUT WORKING IN THE CITY OF BATH?

The beauty, the history, the setting and the people – we feel so lucky to have this job in this city.

DO YOU HAVE RELATIONSHIPS WITH THE OTHER BUSINESSES HERE? WHAT IS THIS SENSE OF COMMUNITY LIKE WITH THESE LOCAL BUSINESSES?

We are so lucky to have the most amazing neighbours on and around Pulteney Bridge. We always get our morning coffee from Cortado, and regularly pop next door to Pulteney bridge coffee shop for afternoon treats. We also love treating ourselves to dinner at nearby Solina Pasta & Chez Dominique, who are always so welcoming.



WHY DID YOU CHOOSE BATH FOR YOUR BUSINESS?

My mum set up shop here 41 years ago with our sister brand, Anemone (Milsom Place) because she wanted to escape the hustle and bustle of London, and fell in love with this city. My family have been here ever since. It's a special place to us, and we couldn't imagine being anywhere else!

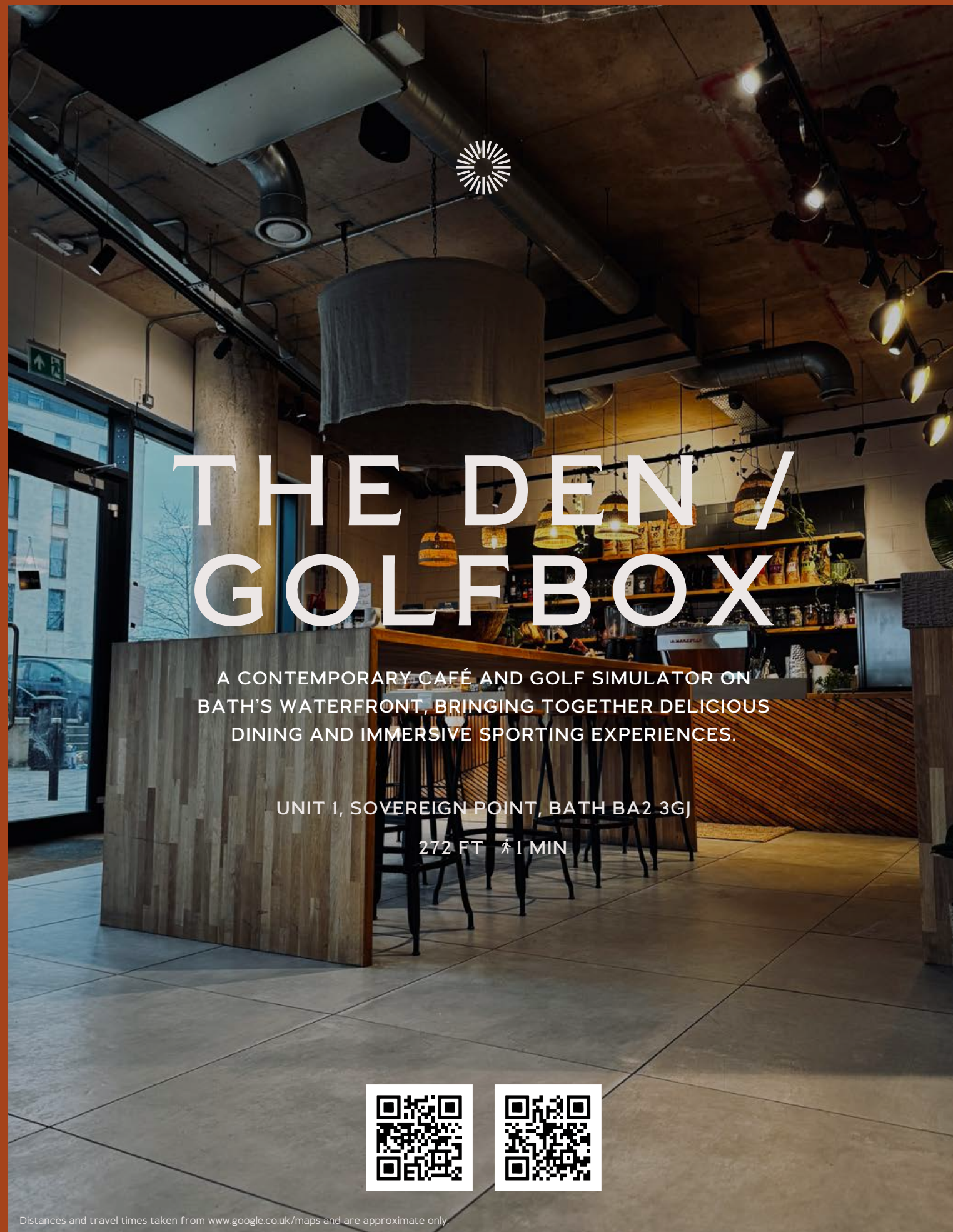


WHAT IS IT LIKE TO OWN A BUSINESS HERE IN BATH?

Owning a business here really makes us feel like part of the community, and our location at the centre of Pulteney Bridge feels incredibly special. We also have the pleasure of seeing familiar faces in the shop and when we deliver to doorsteps, which is always a pleasure.

”





Distances and travel times taken from www.google.co.uk/maps and are approximate only.



“

WHAT DO YOU PERSONALLY LOVE ABOUT BATH?

Bath has such a unique charm – it's a city full of history and beauty but also buzzing with creativity. I love that you can stroll past incredible architecture one moment and then find yourself in a cosy café or independent shop the next. It feels like the perfect blend of old and new.



WHAT IS IT LIKE TO OWN A BUSINESS HERE IN BATH?

It's both exciting and inspiring. There's a real appreciation for independent venues in Bath, which makes it such a rewarding place to grow a business. Every day feels different because you're meeting such a wide mix of people – locals, students, and visitors from all over the world.



DO YOU HAVE RELATIONSHIPS WITH THE OTHER BUSINESSES HERE?

Yes, definitely. Bath has a fantastic independent business community and it's very collaborative. We've already started connecting with nearby venues and suppliers, and there's a strong sense of wanting each other to succeed. We've also partnered up with local sports teams and run clubs such as deadleg who often hold events at our space. It feels like being part of something bigger than just your own business.

”



THE HIDEOUT

AN AWARD-WINNING COCKTAIL BAR TUCKED AWAY
IN BATH'S HISTORIC STREETS, SERVING CREATIVE
DRINKS WITH A UNIQUE TWIST.

1 LILLIPUT COURT, BATH BA1 1ND

1.5 MI / 2.4 KM ⚡ 22 MIN 🚗 6 MIN



Distances and travel times taken from www.google.co.uk/maps and are approximate only.

“

HOW LONG HAVE YOU BEEN OPEN HERE?

We've been part of the city for 15 years now, and it's been amazing to grow with Bath. You can wander from the Abbey to the top of town and stop in at places like the Courtyard Café or Common Rooms for a late-night tippie – and feel like you've enjoyed the best of the city in one walk.



WHAT INSPIRES YOU ABOUT WORKING IN THE CITY OF BATH?

The people. Bath is full of creative energy and that inspires us to keep evolving and make sure every venue we run gives people something they can't find anywhere else.



WHAT IS IT LIKE TO OWN A BUSINESS HERE IN BATH?

Rewarding, challenging, but ultimately worth every second. We started with one venue, and now we've got a family of bars and restaurants that each bring something different to Bath's food and drink scene.

”



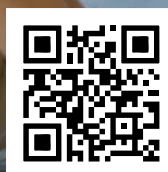


SUNDAY STUDIO

A BOUTIQUE PILATES STUDIO IN BATH, OFFERING ELEGANT, CONTEMPORARY SPACES DEDICATED TO MOVEMENT, WELLBEING AND COMMUNITY.

1 WESTERN TERRACE, BATH BA2 3FQ

0.2 MI 5 MIN



Distances and travel times taken from www.google.co.uk/maps and are approximate only.



“

WHAT ARE YOUR FAVOURITE THINGS ABOUT THE CITY?

Bath is such a unique mix of history and modern life, you feel surrounded by beauty wherever you walk, yet it has this vibrant, youthful energy too. I love the independent businesses, the river walks, and the feeling that you're part of something timeless while still in a forward-thinking city.

WHAT IS THE LOCAL COMMUNITY LIKE IN BATH?

The community here is so supportive and connected. People are proud to live in Bath and really value local businesses, which creates a wonderful sense of belonging. I've found that people genuinely want to see each other thrive.



WHAT IS THIS SENSE OF COMMUNITY LIKE WITH OTHER LOCAL BUSINESSES?

We've partnered with local coffee shops for events and also collaborated with a local run club, which has been such a fun way to connect different communities. There's a genuine spirit of collaboration in Bath it doesn't feel competitive, but supportive, with businesses really rooting for each other and creating something bigger together.

”





EXCEPTIONAL EDUCATION

One Waterside places families within reach of some of Bath's most highly regarded educational institutions. Whether you're seeking nurturing early years care, outstanding primary or secondary schools, this new neighbourhood has a choice selection of schools within walking distance.



The state-of-the-art on-site nursery will provide a safe environment for the residents' children, all just a stone's throw from home.

PRIMARY SCHOOLS

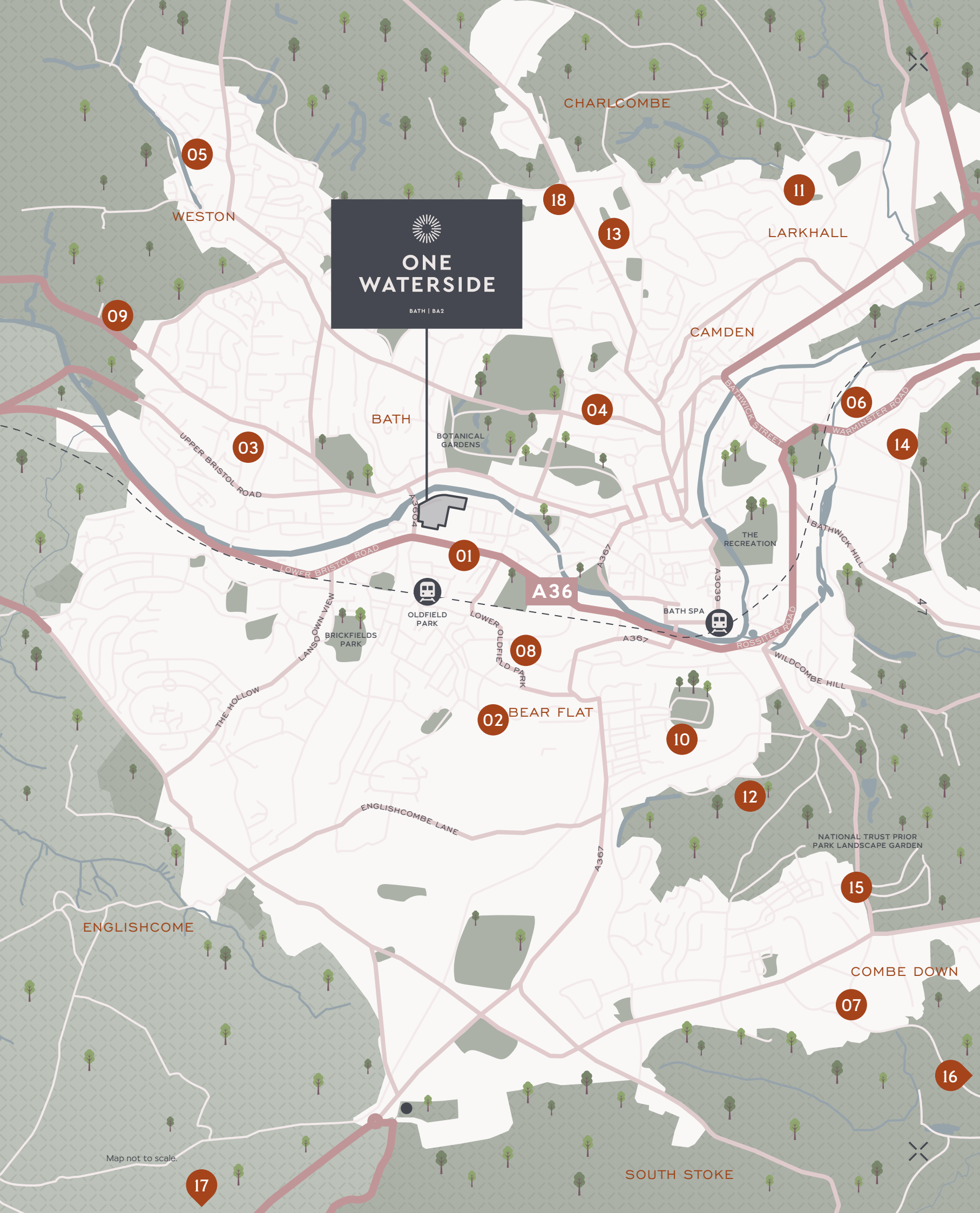
- 1. OLDFIELD PARK INFANTS' SCHOOL
11 min
- 2. ST JOHN'S PRIMARY SCHOOL
23 min
- 3. NEWBRIDGE PRIMARY SCHOOL
25 min
- 4. ST ANDREW'S C OF E PRIMARY SCHOOL
18 min
- 5. WESTON ALL SAINTS PRIMARY SCHOOL
7 min
- 6. BATHWICK ST MARY PRIMARY SCHOOL
8 min
- 7. COMBE DOWN PRIMARY SCHOOL
9 min

SECONDARY SCHOOLS

- 8. HAYESFIELD GIRLS' SCHOOL
19 min
- 9. OLDFIELD SCHOOL
5 min
- 10. BEECHEN CLIFF SCHOOL
7 min
- 11. ST MARK'S SCHOOL
9 min

INDEPENDENT SCHOOLS

- 12. THE PARAGON SCHOOL
6 min
- 13. THE ROYAL HIGH SCHOOL
28 min
- 14. KING EDWARD'S SCHOOL
8 min
- 15. PRIOR PARK COLLEGE
7 min
- 16. MONKTON COMBE SCHOOL
12 min
- 17. DOWNSIDE SCHOOL
26 min
- 18. KINGSWOOD SCHOOL
6 min





A LOCATION THAT INSPIRES SUCCESS

Bath boasts a wealth of higher education opportunities with outstanding institutions located right in the city centre and excellent options just a short journey away in neighbouring cities.



COLLEGES

SAINT GREGORY'S COLLEGE
🚌 27 min

BATH COLLEGE
🚶 18 min



UNIVERSITY OF BATH

2.3 / 3.7
MILES / KM



BATH SPA UNIVERSITY

3.5 / 5.6
MILES / KM



UNIVERSITY OF BRISTOL

13 / 20.9
MILES / KM



UNIVERSITY OF WEST OF ENGLAND (UWE BRISTOL)

15 / 24.1
MILES / KM

23 MIN
BUS 🚌

Ranked 8th in the UK, the University of Bath is known for academic excellence, world-class research, and high student satisfaction.

30 MIN
BUS 🚌

Renowned for creativity and innovation with strengths in the arts, sciences, education and business.

40 MIN
TRAIN & BUS 🚆 🚌

Consistently ranked top 10 in the UK and known for academic excellence, cutting-edge research, and strong programmes in engineering, sciences, and social sciences.

45 MIN
TRAIN & BUS 🚆 🚌

UWE Bristol boasts modern campuses with state-of-the-art facilities in science, engineering, and health.

**DRIVEN BY
THE FUTURE**



INVESTING IN BATH: A CITY ON THE RISE

Bath is undergoing a transformation, driven by major investment and regeneration projects that are shaping its future.



THESE LARGE-SCALE PROJECTS UNDERLINE BATH'S COMMITMENT TO GROWTH, SUSTAINABILITY, AND INNOVATION – MAKING IT A PRIME DESTINATION FOR PROPERTY INVESTMENT AND LONG-TERM VALUE.

52



THE FUTURE OF GROWTH

As part of the West of England Local Enterprise Partnership, Bath & North East Somerset Council is working to deliver 65,000+ new jobs by 2030, positioning the city as a regional economic powerhouse. Bath is firmly on a growth trajectory.



HIGHSTREET RENEWAL

Backed by the West of England Combined Authority (WECA), this five-year initiative is reimagining Milsom Quarter and Kingsmead Square. Expect newly designed public spaces, flexible event zones, and a dynamic outdoor trading programme that enhances the city's market culture.



BATH CENTRAL RIVERSIDE REGENERATION

Stretching from Pulteney Bridge to Bath Spa station, this ambitious regeneration project aims to unlock the full potential of the riverside. With a vision to create a thriving, multi-use environment, it will enhance both visitor experience and local quality of life.

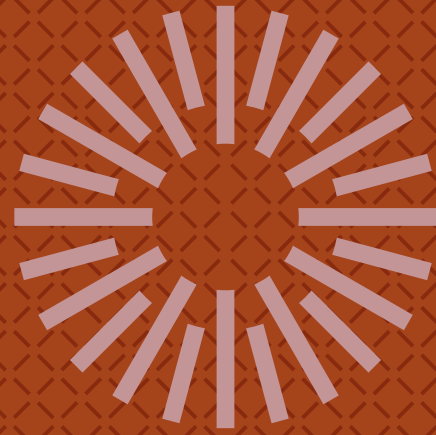
53



BATH QUAYS NORTH

A major redevelopment of the former Avon Street car park is underway, creating a brand new city centre business district. The scheme will deliver 16,000 sq ft of prime office space, alongside retail, financial services, and welcoming pedestrian-friendly areas.





ONE WATERSIDE



CREATING A MODERN LEGACY BY THE RIVERSIDE





ONE WATERSIDE IS MORE THAN
A PLACE TO LIVE, IT'S A LIVING
ECOSYSTEM DESIGNED TO NURTURE
NATURE, WELLBEING, AND COMMUNITY.

NATURE'S WAY OF LIFE

A riverside revitalised, One Waterside is shaped by meandering walkways, lush communal lawns, and peaceful pocket gardens that invite moments of calm and connection along the River Avon.

Enhanced habitats and vibrant planting schemes will breathe new life into the landscape, supporting local wildlife and seasonal colour throughout the year.

1.12

HECTARES OF
OPEN SPACE

263

NEW TREES

+ 38%

BIODIVERSITY
GAIN

1,300

CYCLE SPACES
WILL BE PROVIDED

Enjoy a real sense of outdoor community with run clubs and farmers markets that bring community spirit and wellbeing to the heart of the neighbourhood. These will be complemented by a dedicated car club and secure cycle stores to make sustainable living even easier.



THE SOCIAL HEART OF ONE WATERSIDE

The proposed Riverside Restaurant, Siding Square Café and nursery are located right here within One Waterside, forming the vibrant social centre of the neighbourhood. These thoughtfully designed social spaces will serve as a warm welcome for residents and visitors alike.

Whether you're meeting friends for a quick coffee catch up, or enjoying an evening meal by the water, these social hubs will invite genuine connection and community spirit. They are more than just places to dine, they cultivate a lively and inclusive atmosphere where neighbours naturally come together and lasting relationships can flourish.



THE RIVERSIDE RESTAURANT

This brand-new restaurant promises a vibrant atmosphere with excellent food. Providing the community with an opportunity to connect, the Riverside Restaurant pairs charming views with quality cuisine. It will also strengthen relationships between residents and have a lasting impact on the value of this thriving neighbourhood.

Just a stroll away from you front door, The Riverside Restaurant is sure to become a familiar favourite for all at One Waterside.



THE CAFÉ

Whether it's coffee to go, or a pastry and a good book, everybody has a place in their life for the Siding Square Café. Fostering a social and dynamic environment for the community, this café's versatility is it's allure. It can be a peaceful corner for workers, a place for friends to catch up or a boost of energy for those just passing by.

Everybody's welcome to pop in and indulge themselves in the exceptional coffee and irresistible buzz.



THE NURSERY

A place where children can learn, grow and thrive. The nursery will provide families with a nurturing environment, right on their very doorstep, supporting busy parents while enriching the lives of little ones. The on-site nursery will become a cornerstone of the community, offering both convenience and peace of mind.





62



Computer generated image, indicative only.



WELCOME TO YOUR NEW HOME

THOUGHTFULLY DESIGNED WITH MODERN
LIVING IN MIND, EVERY DETAIL HAS BEEN
CAREFULLY CONSIDERED TO BRING TOGETHER
COMFORT, STYLE, AND FUNCTIONALITY.

FROM OPEN, LIGHT-FILLED SPACES TO HIGH-
QUALITY FINISHES AND FLEXIBLE LAYOUTS,
THESE ARE SPACES CREATED FOR THE
MOMENTS THAT MATTER MOST.

WELCOME HOME.



Computer-generated image, indicative only.





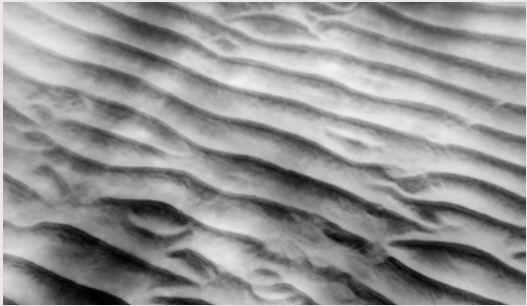
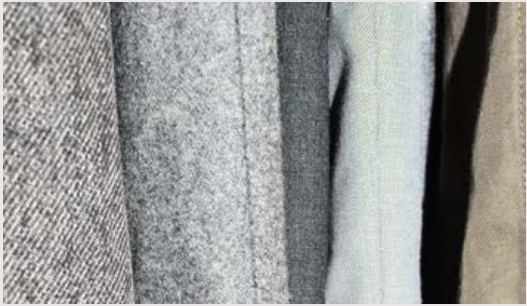
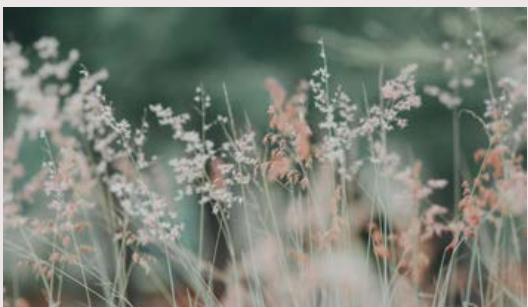


CHOOSE YOUR COLOUR

At the heart of our design philosophy is choice and we're proud to offer five distinct palettes, each meticulously crafted by our in house design team.

Whether you prefer a modern, minimalist style or a warm, inviting atmosphere, our thoughtfully designed palettes allow you to personalise your new home to reflect your unique taste.

68



EXPERIENCE THE LUXURY OF TAILORED LIVING WITH A SELECTION DESIGNED TO INSPIRE COMFORT, STYLE, AND SOPHISTICATION.



FEATHER GREY

Cool, composed, and modern. This palette blends contemporary elegance with timeless simplicity, creating a calm and versatile backdrop that adapts seamlessly to any interior style, making it the perfect choice for those who want to add their own vibrant touches.

CLOUDY WHITE

Pure and refined. Cloudy white enhances natural light and creates a serene canvas for your home, offering a fresh and versatile look that never goes out of style. Ideal for those who love bright, airy spaces with a modern edge.

SAGE GREEN

Rich, natural, and full of character, this palette brings the calming influence of nature into your home. Inspired by lush greenery and infusing your space with warmth, vitality, and a sense of tranquillity.

WARM CASHMERE

Luxurious and inviting. This palette's gentle tones create a sense of comfort, striking the perfect balance between classic refinement and contemporary charm. A welcoming choice for those who want their home to feel both stylish and cosy.



69



Computer generated image, indicative only.

APARTMENT SPECIFICATION

KITCHEN

- Custom designed, contemporary kitchen with modern doors with dark bronze handles to tall and base units
- Stone worktop
- Tiled splashback

Integrated appliances to Penthouses including:

- Siemens multi-function single oven
- Siemens compact oven with microwave function
- Siemens induction hob
- Beko extractor hood
- Beko multi-function dishwasher
- Beko 70/30 Fridge Freezer

Integrated appliances to all remaining apartments including:

- Bosch multi-function single oven
- Bosch induction hob
- Beko extractor hood
- Beko multi-function dishwasher
- Beko 70/30 Fridge Freezer
- Undermounted single bowl sink with drainer grooves in stone and dark bronze single lever mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant lights above kitchen island in penthouses (where applicable)

LAUNDRY CUPBOARD

- Laundry cupboard to penthouses will have a Beko washing machine and tumble dryer provided with laminate worktop above
- Laundry cupboard to apartments will have a Beko washer dryer

CONTEMPORARY BATHROOMS

En-suite 1

- Basin with bespoke single drawer vanity below and wall mounted mirror above
- Contemporary gunmetal single lever basin mixer
- Floor standing WC, soft-closing seat and cover

- Concealed cistern and gunmetal dual flush plate
- Gunmetal wall mounted toilet roll holder
- 4 piece ensuites* feature shower enclosure with a glass sliding door, thermostatic mixer with wall mounted shower head, separate handheld shower and a bath with thermostatic mixer and handheld shower set
- 3 piece ensuites to all remaining apartments feature shower enclosure with a glass sliding door, thermostatic mixer with wall mounted shower head and separate handheld shower
- Bespoke cabinetry above WC with integral niche below, shaver socket and concealed lighting
- Wall tiling to selected areas
- Porcelain tiles to floor

Family Bathroom

- Basin with bespoke single drawer vanity below and wall mounted mirror above
- Contemporary gunmetal single lever basin mixer
- Floor standing WC, soft-closing seat and cover
- Concealed cistern and gunmetal dual flush plate
- Gunmetal wall mounted toilet roll holder
- Bath with fixed bath screen, thermostatic mixer with wall mounted shower head and separate handheld shower
- Tiled bath panel
- Bespoke cabinetry above WC with integral niche below, shaver socket and concealed lighting
- Wall tiling to selected areas
- Porcelain tiles to floor

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Data points to living area and all bedrooms providing capability for TV streaming and internet services
- Downlights to feature throughout kitchen/Living/Dining, Hallway (where appropriate) and to all bathrooms
- Pendant lighting to feature in all bedrooms

- Bulkhead lighting to laundry cupboards
- USB point to kitchen area

HEATING

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder
- Gunmetal heated towel rails to all bathrooms

INTERIOR FINISHES

- Satin painted internal doors with dark bronze door furniture
- Satin painted skirting and architraves to compliment internal doors
- Wardrobes to bedroom 1 feature bespoke sliding doors with shelf/hanging rail
- Wood effect laminate flooring to kitchen/living/dining, hallway (where applicable) including cupboards off hallway and to laundry cupboard (where applicable)
- Carpet fitted to all bedrooms

SECURITY & PEACE OF MIND

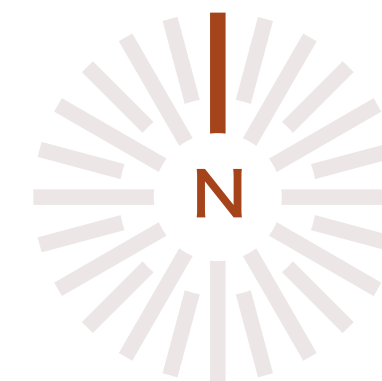
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- Audio/video door entry system
- 10 year latent defects insurance policy provided by Thomas Miller Speciality

EXTERNAL FEATURES

Communal

- Bin store
- Cycle store





SITE PLAN

SMITH HOUSE

1, 2 & 3 BEDROOM APARTMENTS
APARTMENTS 01-38

PALMER HOUSE

1, 2 & 3 BEDROOM APARTMENTS
APARTMENTS 39-76

DODD HOUSE

LANGTON HOUSE

MOOR COURT

JUNCTION HOUSE

HOLDER COURT – BUILD TO RENT

SMITH HOUSE

LOWER GROUND FLOOR



APARTMENT 01

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 02

Total area	73.4 sq m	790 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 03

Total area	77.8 sq m	837 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 04

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

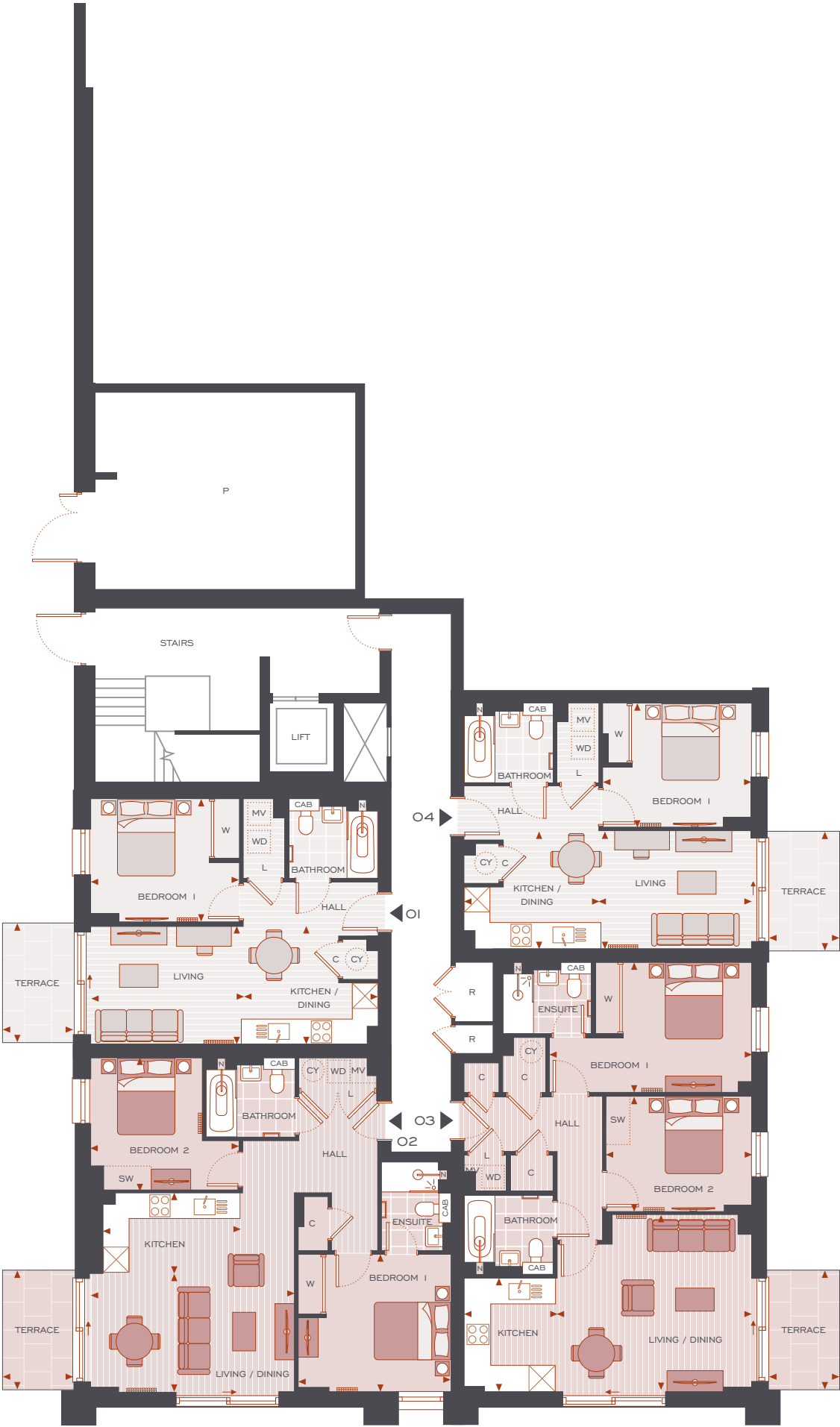


- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | P - Plant | R - Riser
SW - Space for Wardrobe | W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





SMITH HOUSE

GROUND FLOOR



APARTMENT 05

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'10"

APARTMENT 07

Total area	77.4 sq m	833 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 09

Total area	73.3 sq m	789 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 06

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 08

Total area	46.3 sq m	498 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 10

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

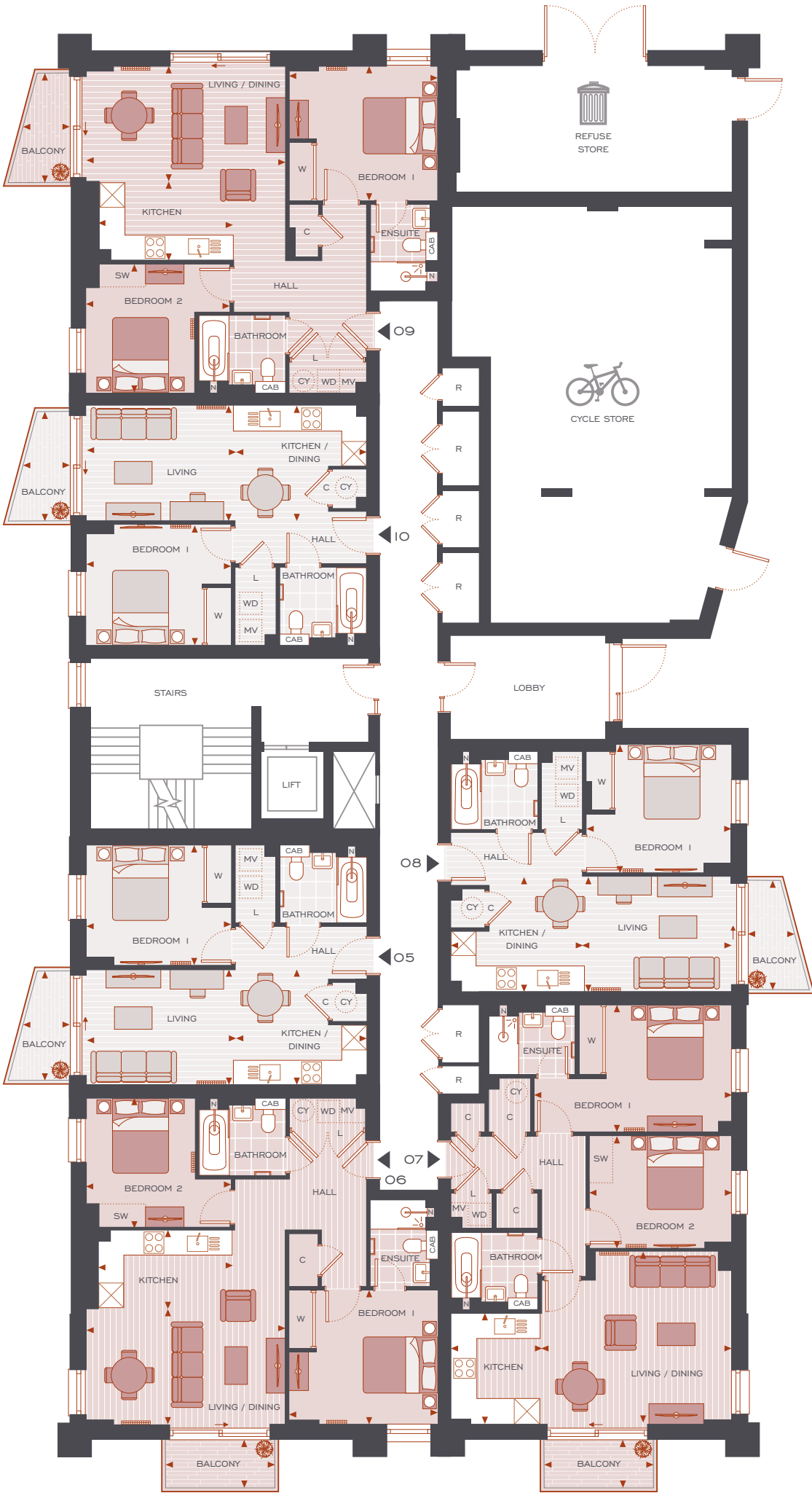


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





SMITH HOUSE

FIRST FLOOR



APARTMENT 11

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 13

Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 15

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 17

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 12

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 14

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 16

Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 18

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





SMITH HOUSE

SECOND FLOOR



APARTMENT 19

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 21

Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 23

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 25

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 20

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 22

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 24

Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 26

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





SMITH HOUSE

THIRD FLOOR



APARTMENT 27

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 29

Total area	77.9 sq m	838 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 31

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 33

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 28

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 30

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 32

Total area	76.4 sq m	822 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 34

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

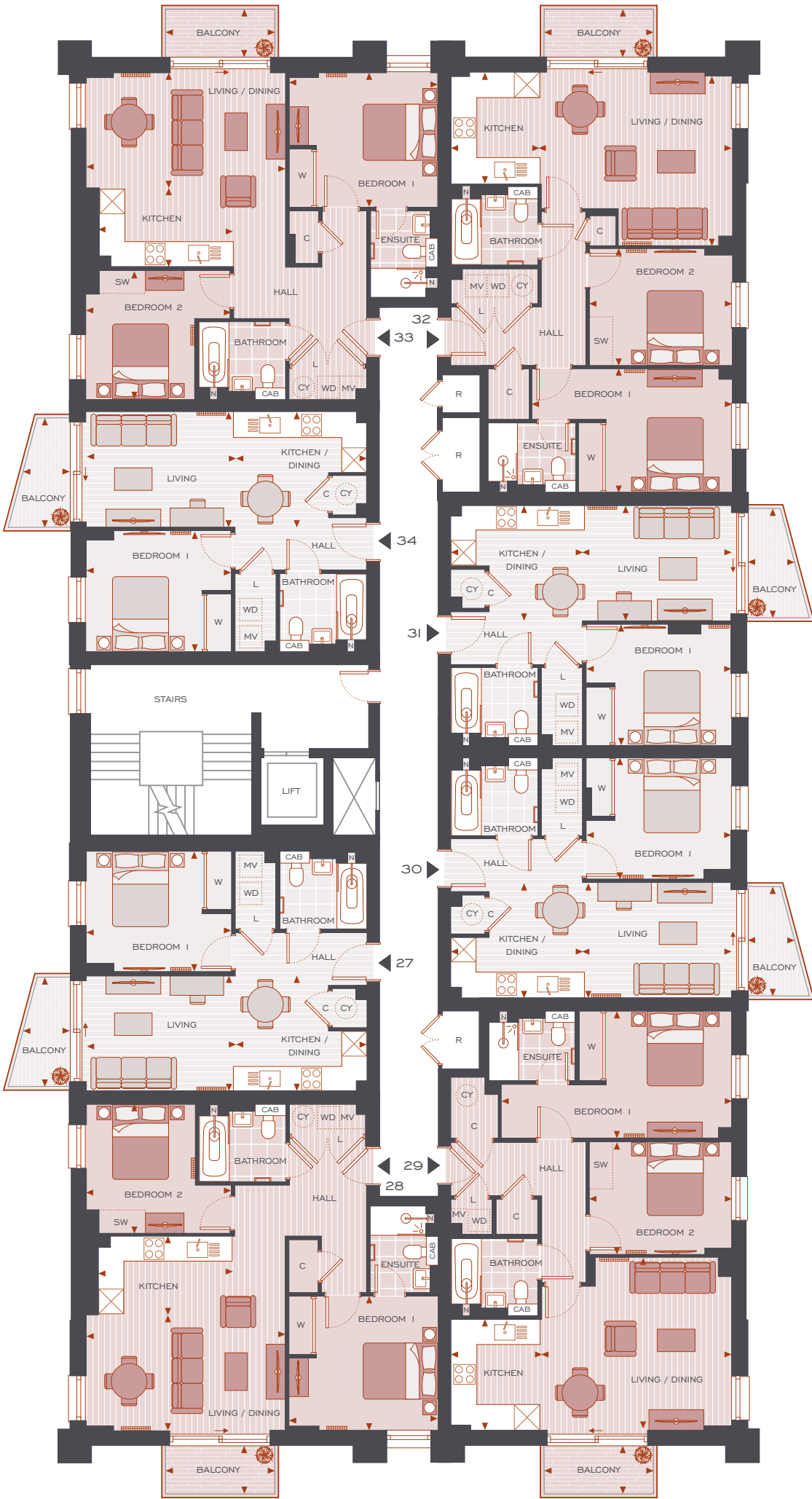


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





SMITH HOUSE

FOURTH FLOOR



APARTMENT 35		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"

APARTMENT 37		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.52m x 2.75m	14'10" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.17m x 3.05m	16'11" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 36		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.67m x 2.75m	15'3" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 38		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"

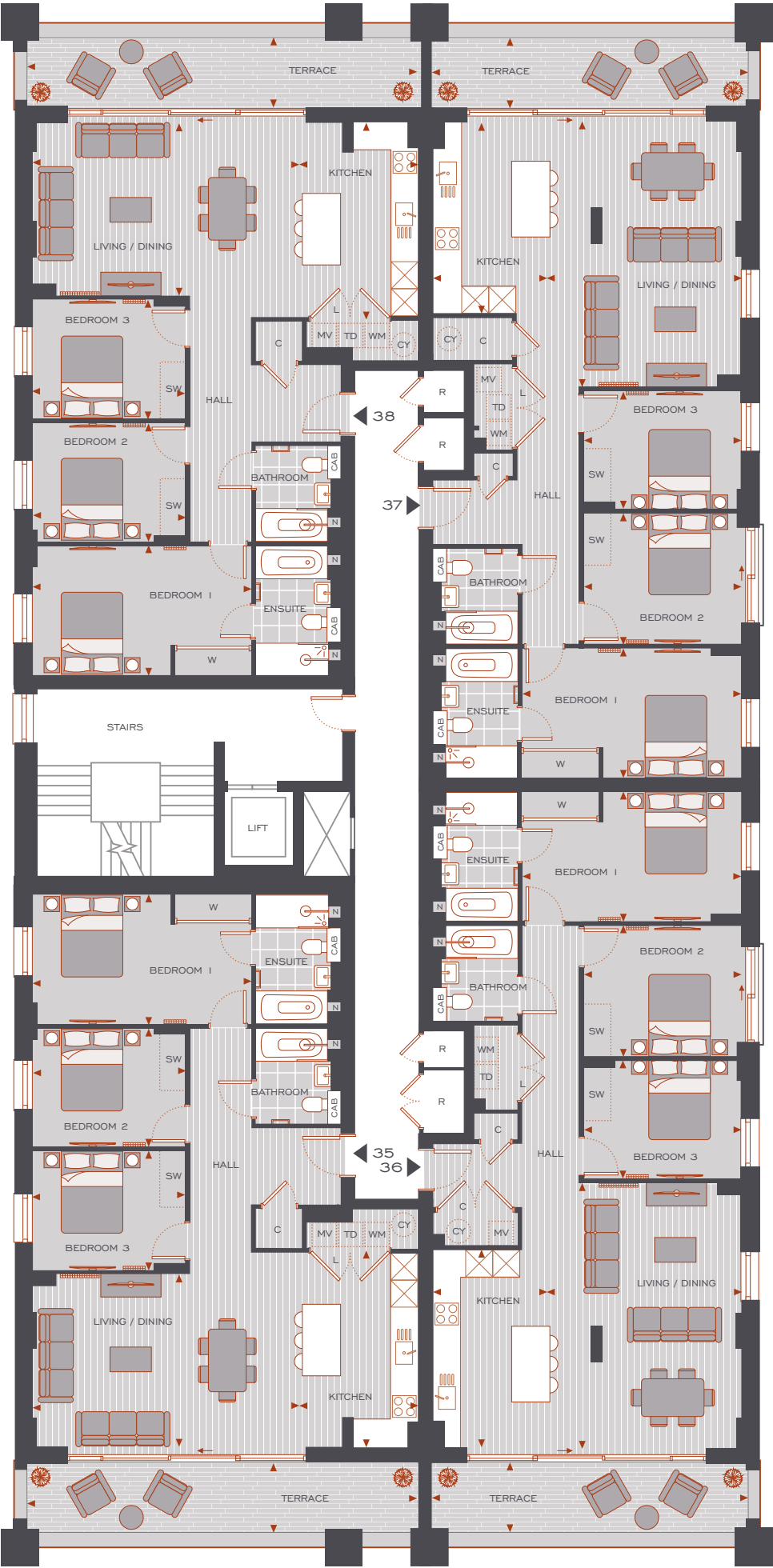


- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

3 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

LOWER GROUND FLOOR



APARTMENT 39

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 41

Total area	77.8 sq m	837 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 40

Total area	73.4 sq m	790 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 42

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"



- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

GROUND FLOOR



APARTMENT 43

Total area	45.8 sq m	493 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'5" x 3'11"

APARTMENT 45

Total area	77.4 sq m	833 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.12m x 3.29m	16'9" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 47

Total area	73.3 sq m	789 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Terrace	3.00m x 1.80m	9'10" x 5'10"

APARTMENT 44

Total area	73.0 sq m	786 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 46

Total area	46.3 sq m	498 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.79m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 48

Total area	45.8 sq m	493 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Terrace	3.00m x 1.80m	9'10" x 5'10"

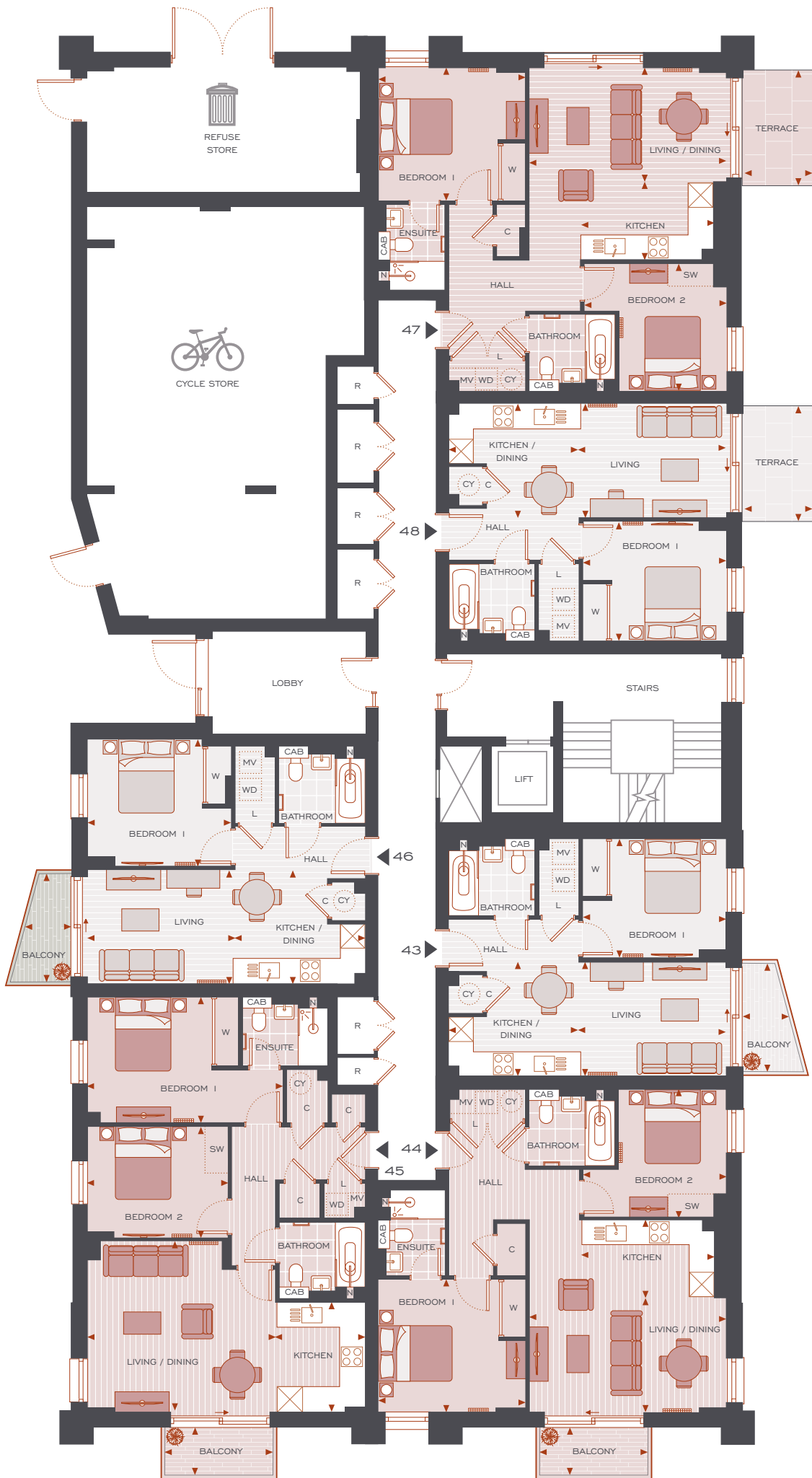


FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

FIRST FLOOR



APARTMENT 49

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'5" x 3'11"

APARTMENT 51

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 53

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 55

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	4'1" x 9'2"

APARTMENT 50

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 52

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 54

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 56

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

SECOND FLOOR



APARTMENT 57

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 59

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 61

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 63

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	4'1" x 9'2"

APARTMENT 58

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 60

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 62

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 64

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

THIRD FLOOR



APARTMENT 65

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 67

Total area	78.2 sq m	841 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.92m x 4.46m	16'2" x 14'8"
Bedroom 1	5.97m x 3.29m	19'7" x 10'10"
Bedroom 2	3.66m x 2.90m	12'0" x 9'6"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 69

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 71

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	4'1" x 9'2"

APARTMENT 66

Total area	73.0 sq m	785 sq ft
Kitchen	3.51m x 2.04m	11'6" x 6'8"
Living/Dining	5.17m x 2.97m	16'11" x 9'9"
Bedroom 1	3.85m x 3.46m	12'7" x 11'4"
Bedroom 2	3.73m x 3.32m	12'3" x 10'11"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 68

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.86m x 2.98m	12'8" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"

APARTMENT 70

Total area	76.7 sq m	825 sq ft
Kitchen	2.86m x 2.35m	9'5" x 7'9"
Living/Dining	4.91m x 4.46m	16'1" x 14'8"
Bedroom 1	5.15m x 3.29m	16'11" x 10'10"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Balcony	2.80m x 1.25m	9'2" x 4'1"

APARTMENT 72

Total area	45.8 sq m	492 sq ft
Kitchen/Dining	3.40m x 2.98m	11'2" x 9'9"
Living	3.83m x 2.98m	12'7" x 9'9"
Bedroom 1	3.76m x 3.12m	12'4" x 10'3"
Balcony	2.89m x 1.19m	9'6" x 3'11"



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
LOWER GROUND FLOOR

- 1 BEDROOMS
- 2 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





PALMER HOUSE

FOURTH FLOOR



APARTMENT 73		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"

APARTMENT 75		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.52m x 2.75m	14'10" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.17m x 3.05m	16'11" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 74		
Total area	111.8 sq m	1,203 sq ft
Kitchen	4.67m x 2.75m	15'3" x 9'0"
Living/Dining	6.24m x 4.52m	20'6" x 14'10"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.72m x 3.10m	12'2" x 10'2"
Bedroom 3	3.72m x 2.78m	12'2" x 9'1"
Terrace	7.46m x 1.54m	24'6" x 5'1"

APARTMENT 76		
Total area	106.9 sq m	1,150 sq ft
Kitchen	4.60m x 2.75m	15'1" x 9'0"
Living/Dining	6.37m x 4.09m	20'11" x 13'5"
Bedroom 1	5.18m x 3.05m	17'0" x 10'0"
Bedroom 2	3.62m x 2.80m	11'11" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"
Terrace	9.29m x 1.54m	30'6" x 5'1"



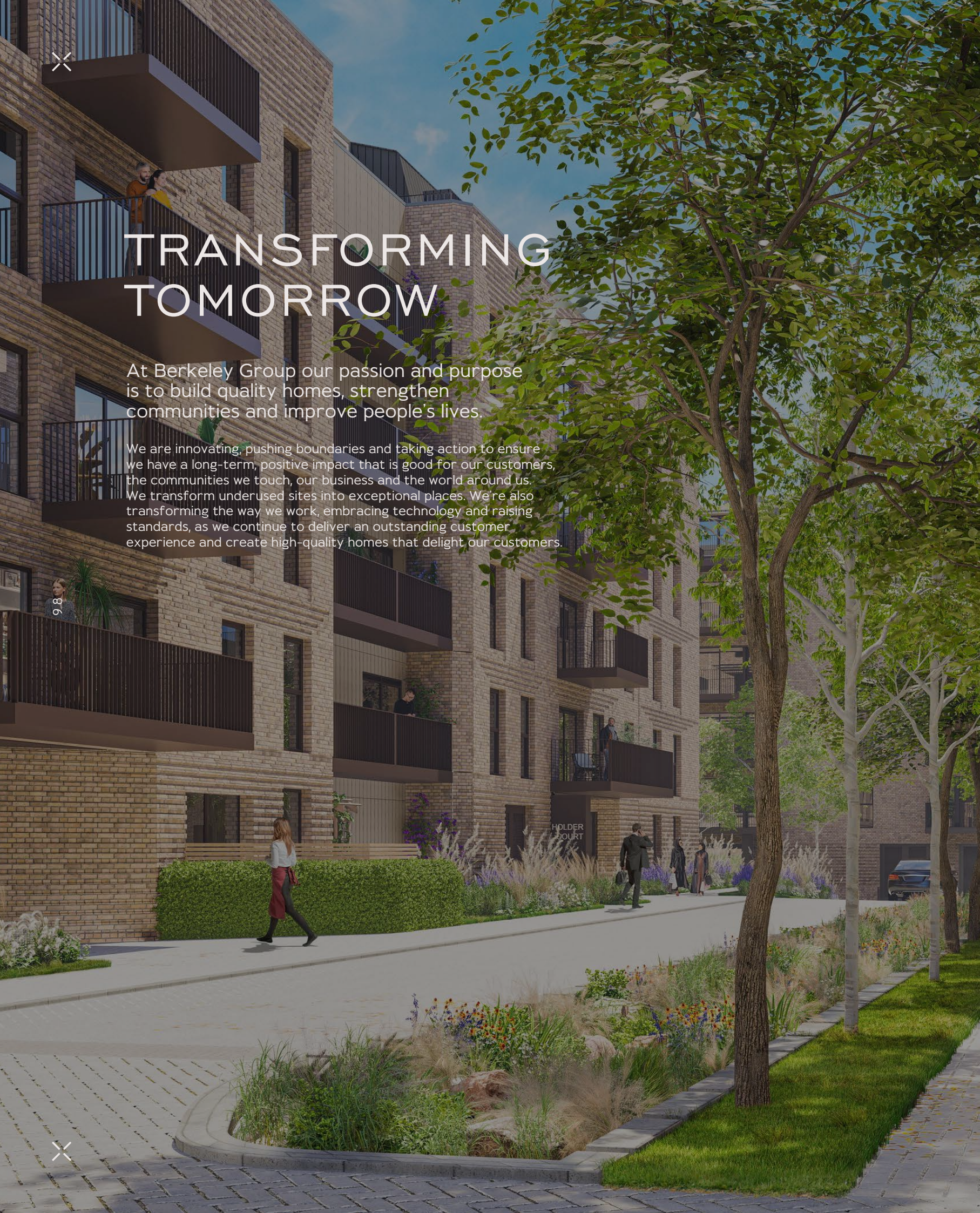
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR
- LOWER GROUND FLOOR

3 BEDROOMS

KEY: C - Cupboard | CY - Cylinder | L - Laundry | MV - Mechanical Ventilation | N - Niche | R - Riser | SW - Space for Wardrobe
W - Wardrobe | WD - Space for Washer Dryer

Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be the same scale as those on other pages.





TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places. We're also transforming the way we work, embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.



PLACES

Working with local people and partners help us to create welcoming and connected neighbourhoods that you can be proud to live in.



LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on your doorstep.



NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



FUTURES

Helping people to reach their potential through apprenticeships training, and programmes supported by the Berkeley Foundation.

OUR VISION
2030
TRANSFORMING TOMORROW



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



THE BERKELEY DIFFERENCE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE & DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From Central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love.

And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY START TO FINISH

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



SUSTAINABILITY AT ONE WATERSIDE

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at One Waterside

NATURE & BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around One Waterside, we have created natural habitats that encourage wildlife to flourish. We are working with landscape architects to engage residents in the natural landscapes that we have created.

WASTE & RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in Kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs and low-flow taps and showerheads that use less water without compromising convenience and comfort. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home will be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which, where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

NOISE REDUCTION

We can't eliminate noise, but we do consider the impact of noise in the design of our homes. This includes external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout One Waterside we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

We provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, helping to reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD managing agents and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.





HOW TO FIND US



102



ONE WATERSIDE

BATH | BA2

SALES &
MARKETING
SUITE

Midland Road,
Bath,
BA2 3FT

PHONE

01225 591904

EMAIL

onewaterside@berkeleygroup.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the
Berkeley Group of companies

 **The Institute of
Customer Service**
MEMBER

St William **Berkeley**
Designed for life Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Group policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Group reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. One Waterside is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Group to ascertain the availability of any particular property.

Berkeley Homes (Oxford & Chiltern) Limited: Registered in England and Wales Number 2843844. Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



ONEWATERSIDE.CO.UK

Berkeley
Designed for life