

## Holburne Park, Bath

Plot	House Type	Description	Square Foot	Asking Price
37.1	Cramond Buildings	Garden apartment, 2 bedrooms, central hallway, open plan sitting/dining/kitchen and separate laundry area. Lift, allocated parking, secure bike storage, walk to central Bath.	1,042	RESERVED
37.2	Cramond Buildings	Ground Floor apartment, balcony, 2 bedrooms, central hallway, open plan sitting/dining/kitchen and separate laundry room. Lift allocated parking, secure bike store, walk to central Bath	1,042	£620,000
37.4	Cramond Buildings	Penthouse apartment, 2 bedrooms, central hallway, open plan sitting/dining/kitchen and separate laundry area. Lift, allocated parking, secure bike storage, walk to central Bath.	1,042	£580,000
69	Stapleton	5/6 bedroom detached double fronted villa, including 3 en suite bedrooms. The central entrance hall leads to a formal drawing room with traditional fireplace and a further open plan kitchen/dining room. Separate utility room, cloakroom. Garage, driveway and one on-street parking space	2,591	£1,700,000
121	Charleton	5 bedroom villa, garage+ 1 parking space, ground floor drawing room, traditional fire place, open plan kitchen/dining, separate utility. Views across the valley.	2527	£1,600,000
123	Charleton	5 bedroom villa, garage+ 1 parking space, ground floor drawing room, traditional fire place, open plan kitchen/dining, separate utility. Views across the valley.	2527	£1,640,000
159	Charleton	5 bedroom semi-detached villa with garage. Ground floor drawing room, traditional fireplace, open plan kitchen/dining, separate utility. Views across the valley	2,434	£1,525,000
164	Charleton	5 bedroom semi-detached villa with 2 parking spaces, ground floor drawing room, traditional fire place, open plan kitchen/dining, separate utility. Views across the valley.	2434	£1.475,000
204	Foxcote	Mid terrace 3 bedroom home, stunning open plan kitchen/dining, sitting room to the rear, patio doors to garden. Principle en suite, dressing area + 2 beds and main bathroom. 2 parking spaces	1,109	£700,000
202	Foxcote	End terrace 3 bedroom home, stunning open plan kitchen/dining, sitting room to the rear, patio doors to garden. Principle en suite, dressing area + 2 beds and main bathroom. 2 parking spaces	1,094	RESERVED
<b>SOLD</b>		<b>Plots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37.3, 38, 39, 40, 41, 42, 43, 44, 45, 59, 61, 62, 63, 65, 66, 67, 70, 71 72, 73, 87, 88, 89, 90, 91, 143, 161, 162, 163</b>		<b>SOLD</b>
<b>RESERVED</b>		<b>Plot 37.1, 60, 64, 68, 122, 160, 202, 205, 206, 207, 208</b>		<b>RESERVED</b>

Show home viewings are by appointment  
Please call to arrange – 01225 302888

#### Purchase Procedure

Our Sales Consultant will be pleased to discuss your requirements and will reserve your new home for you on payment of an initial deposit. Details of your solicitors will also be needed, and if necessary, we will be pleased to assist you in obtaining a mortgage.

#### Reservations

Once your reservation has been made a period is stipulated during which time contracts should be exchanged. Reservation fee : Please speak to sales advisor for specific plot fees.

#### Completion Dates

These are given for guidance only, and our Sales Consultant will keep you advised of any variations that may be necessary.

#### Sales Prices

These particulars are subject to contract and availability at the time of mailing. We would therefore recommend that you contact our Sales Office as soon as possible for confirmation on any matter.



Savills, Edgar House, 17 George Street, Bath, BA1 2EN  
E-mail [rmcandrew@savills.com](mailto:rmcandrew@savills.com) 01225 302888

The prices and particulars regarding properties are correct at the time of the production of this literature, however, can be amended at any time, you should check the latest position with us before viewing.

**Holburne Park 18/11/21v99**

# IMPORTANT NOTICE

## **HEALTH AND SAFETY ON ALL SITES**

1. Prior to the opening of a Show Home/Sales Office and when these offices or the site is unmanned, viewings will only be carried out by prior appointment with Savills New Homes
2. Safety equipment to be worn at all times whilst on site
3. No access will be granted to children whilst construction works are being carried out on site.

## **SAVILLS IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

## **MORTGAGE ADVICE**

SPF Private Clients (SPF) is an award-winning financial services intermediary, specialising in arranging funding for high value property in the UK and overseas. Over the years SPF has developed strong relationships with both mainstream lenders and private banks which has enabled it to offer an exceptional level of service and rates. In addition to having access to a wide range of mortgages, SPF offers a professional, personal and discreet service. What's more, its brokers will take the stress out of the whole process by managing your mortgage from start to finish.

As your mortgage is likely to be your biggest monthly outgoing and interest rates have fallen to record lows, it makes sense to speak with a mortgage broker. SPF Private Clients can do all of the sums for you and as a client of Savills they can offer you a free, without obligation initial consultation. If you would like to take advantage of this offer, please do not hesitate to contact **SPF New Homes** on 07812 965 530 or [jdwilliams@spf.co.uk](mailto:jdwilliams@spf.co.uk)

### **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

There will be a fee for mortgage advice. The precise amount will depend upon your circumstances and loan amount, we estimate that the fee will be 0.67% of the amount borrowed. SPF Private Clients Limited is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let or commercial mortgages or taxation advice