



North Range

Walcot Yard, Bath

A collection of nine contemporary, lateral and duplex apartments with private off street parking in Bath's Artisan Quarter.

Available now



Apartment 9 Terrace overlooking River Avon

The City of Bath is a vibrant and dynamic city that seamlessly blends rich history with modern flair.

The stunning Georgian architecture, world renowned Roman Baths, and impressive Bath Abbey are just a few of the many reasons to visit this British cultural hub.

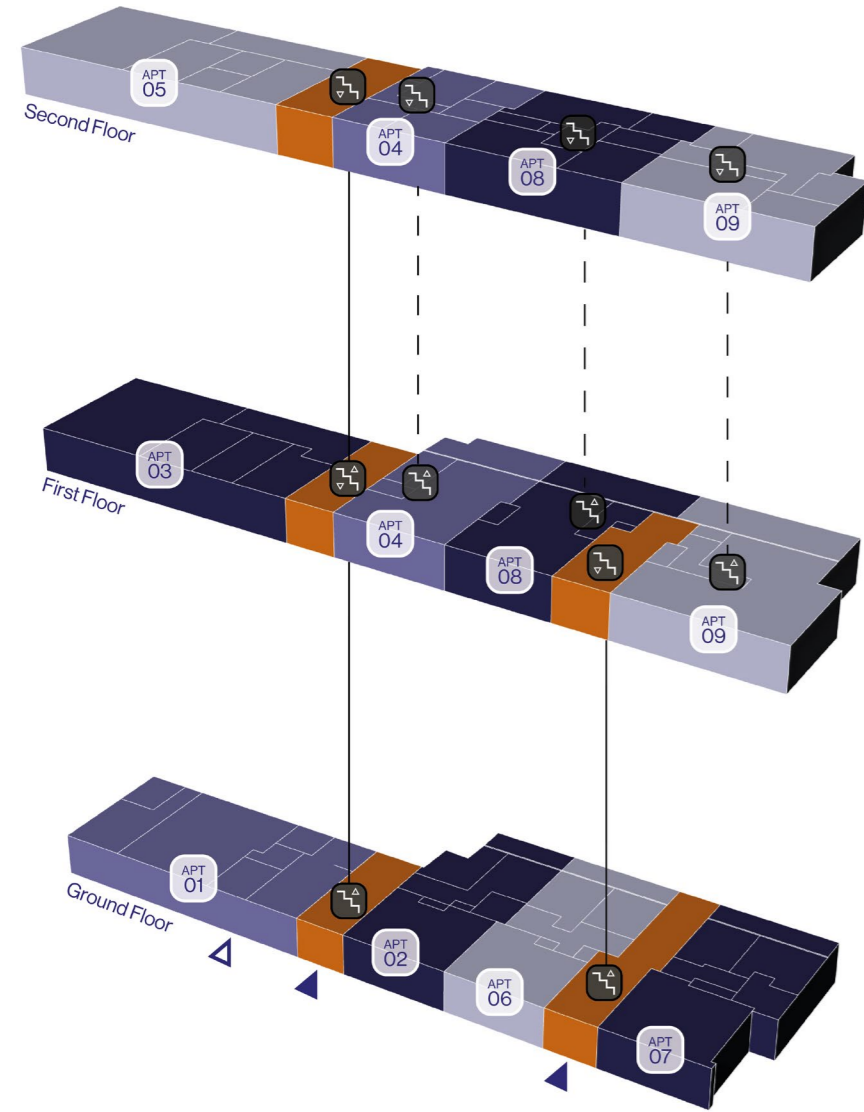
In addition to its iconic landmarks, Bath boasts a lively arts scene, fantastic restaurants, and an array of boutique shops. With its unique blend of sophistication and charm, Bath is the perfect destination for residents seeking a modern twist on classic elegance.

North Range is just a few minutes walk from the centre of the City, firmly placed within Bath's burgeoning Artisan Quarter, and a stones throw away from the beautiful River Avon.

Bath has an international draw, due to its outstanding educational facilities. Top tier schools include Royal High, Prior Park, Kingswood, Monkton and King Edward's. The University of Bath is one of the most prestigious universities located within the UK, known for its high level of student satisfaction.



North Range

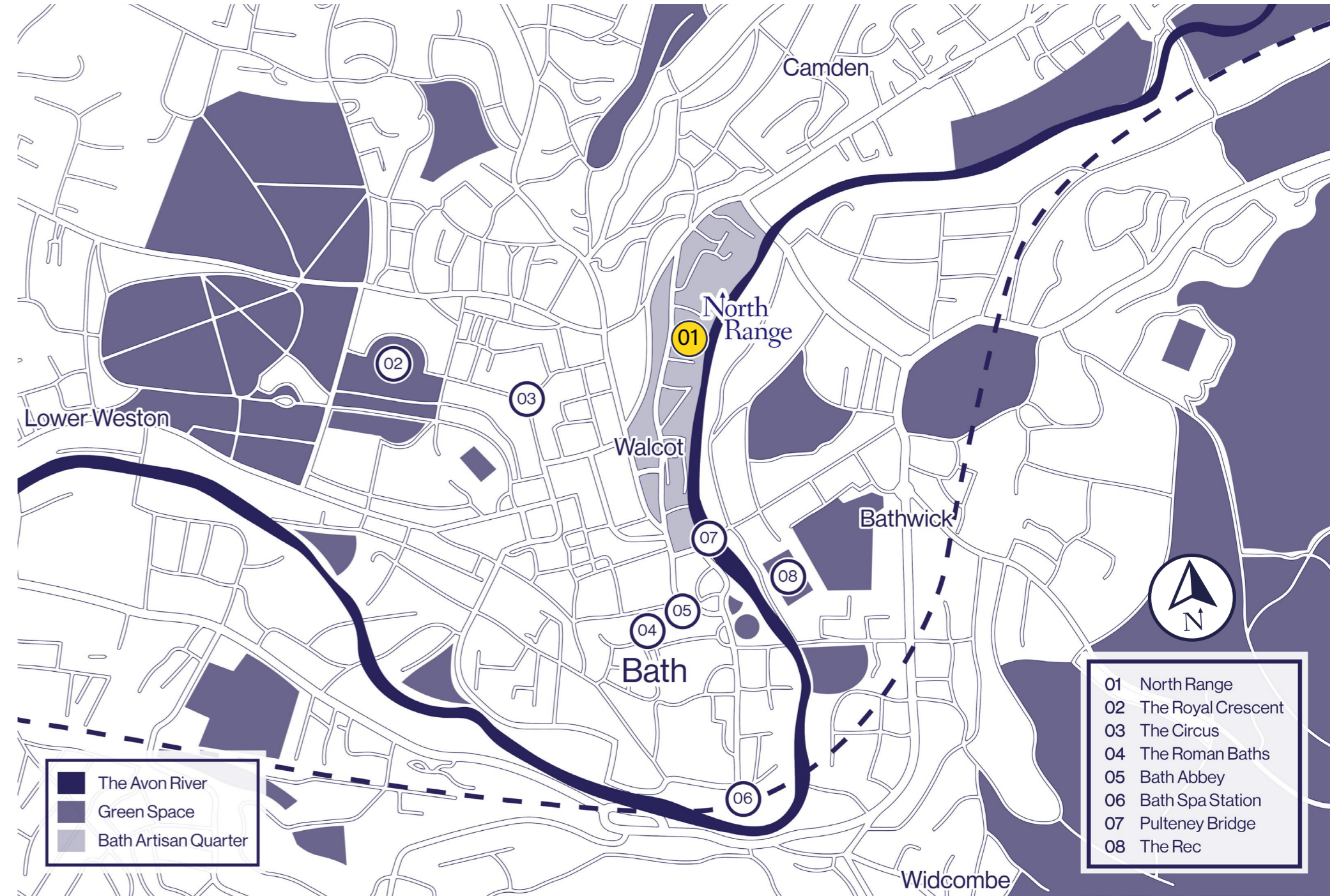
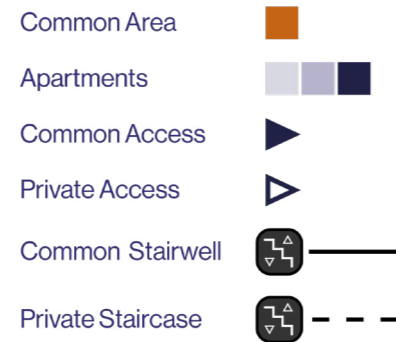


North Range is a prestigious property development located in Bath's Artisan Quarter; sited on the historic Old Walcot Yard.

Comprising a collection of premium residences, the development offers an exceptional opportunity to enjoy the best of city living in one of the UK's most beautiful and sought-after locations.

The location of North Range is ideal for those looking to immerse themselves in Bath's vibrant cultural scene, with easy access to some of the city's best dining, shopping, and entertainment options.

The artisan quarter is known for its lively atmosphere and diverse range of independent boutiques, cafés, and galleries, providing residents with endless opportunities to explore and discover the best of Bath.





Apartment 4 Kitchen Living Space

North Range's apartments are meticulously crafted to offer lavish and contemporary living space.

Each apartment offers an individually designed Neptune kitchen, elegantly positioned with top quality materials providing an inviting living and entering space.

The apartments' living areas feature elegant engineered oak flooring, accentuating the modern and sophisticated atmosphere of the space. The carpeted bedrooms offer a comfortable space for relaxation and rest.

Each apartment in North Range comes with a state-of-the-art underfloor heating system, guaranteeing efficient and uniform heating throughout ensuring optimal comfort and warmth. The development has been built with sustainability in mind, achieving an EPC rating of B or above.

Each detail has been carefully considered and executed, North Range's apartments offer a truly thoughtful home environment.



Apartment 1's Neptune Kitchen

North Range

The North Range development offers a mix of nine spacious, lateral and duplex apartments.

These include patio apartments, duplex terrace apartments and lateral open plan apartments.

Each apartment benefits from its own secure, allocated private parking each with Zappi 7.2kW EV Charger.



Apartment 8 Kitchen

Apartment 01 1100 sqft / 102.2sqm

Kitchen:	2.6m x 3.0m
Living Room:	4.0m x 3.0m
Dining:	6.0m x 3.8m
Bedroom 1:	3.0m x 4.8m
Bedroom 2:	2.9m x 3.5m

Apartment 02 652 sqft / 60.6sqm

Kitchen:	2.7m x 2.6m
Living Room:	5.8m x 4.1m
Bedroom 1:	3.1m x 3.3m
Bedroom 2:	2.7m x 3.9m
Patio:	4.9m x 1.6m

Apartment 03 1109 sqft / 103sqm

Kitchen:	2.9m x 2.9m
Living Room:	6.0m x 6.8m
Bedroom 1:	3.2m x 4.8m
Bedroom 2:	3.0m x 3.8m

Apartment 04 958 sqft / 89sqm

Kitchen:	4.6m x 3.6m
Living Room:	5.9m x 3.8m
Bedroom 1:	2.9m x 3.8m
Bedroom 2:	3.1m x 2.45m
Bedroom 3:	2.7m x 2.5m
Patio:	6.5m x 2.8m

Apartment 05 1109 sqft / 103sqm

Kitchen:	2.9m x 2.9m
Living Room:	6.0m x 6.8m
Bedroom 1:	3.2m x 4.8m
Bedroom 2:	3.0m x 3.8m

Apartment 06 651 sqft / 60.5sqm

Kitchen:	2.5m x 2.7m
Living Room:	5.5m x 4.0m
Bedroom 1:	3.1m x 3.5m
Bedroom 2:	2.9m x 3.4m
Patio:	6.2m x 1.6m

Apartment 07 658 sqft / 61.1sqm

Kitchen:	3.3m x 2.65m
Living Room:	5.4m x 5.2m
Bedroom 1:	3.3m x 3.5m
Bedroom 2:	2.8m x 3.6m
Patio:	6.6m x 1.6m

Apartment 08 1119 sqft / 104sqm

Kitchen:	4.0m x 3.7m
Living Room:	5.5m x 3.7m
Bedroom 1:	5.5m x 3.1m
Bedroom 2:	5.5m x 2.9m
Bedroom 3:	2.9m x 3.3m
Patio:	7.2m x 2.8m

Apartment 09 1205 sqft / 111.9sqm

Kitchen:	2.6m x 4.9m
Dining:	4.6m x 3.2m
Living Room:	5.7m x 3.0m
Bedroom 1:	3.0m x 5.4m
Bedroom 2:	3.2m x 4.2m
Bedroom 3:	2.8m x 2.0m
Patio:	7.9m x 2.8m

Second Floor



First Floor



Ground Floor



- Common Area
- Apartments
- Common Access
- Apartment Access 01
- Duplex Staircase



North Range



Ensuite bathroom

Specification & Interior Design

Kitchens

Neptune designed & installed kitchens
30mm polished stone worktop
Downdraft hobs
Villeroy & Boch sinks
Siemens & Neff Appliances
Lifetime warranty * see Neptune T&Cs

Bathrooms & Ensuites

Crosswater chrome fittings
Heated towel rails
Wall hung WC and concealed cisterns

Heating & Electrical

Zoned underfloor heating throughout
LED lighting and pendants
USB sockets in key locations
Energy efficient centralised heating system
Video door entry access system

Finishes & Flooring

Engineered oak herringbone flooring
Carpeted bedrooms
Ceramic wall tiles to bathrooms
Porcelain floor tiles to bathrooms

Externals

Private allocated parking with electric charging
Gated access to development
Cycle store



Apartment 1 ensuite bathroom

Important Notice to Customers: The Consumer Protection from Unfair Trading Regulations 2008. Sunley Bath Ltd operates a policy of continual product development and the specifications outlines in the brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Sunley Bath Ltd reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred in the Regulations made under the above Act. As with photographs/illustrations in this brochure, any display material in our marketing suite is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual furnishings, finish, elevation or treatments, furnishings, and fittings at the development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to our appointed Sales Agents for the most up to date information. Please note that distance referred to in the brochures are obtained from Google Maps. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in the brochure is accurate at the time of going to print. CGI ('Computer Generated Images') are based on best design at point of brochure print, they may not be accurate based on our continuous development to better our finished product ahead of completion.

North Range

+44 (0)20 7499 8842

www.northrangebath.co.uk

North Range | Walcot Yard | Bath | BA15BW

What3Words ///works.above.builds



+44 1225 474 591

bathnewhomes@savills.com

www.savills.com

21 Milsom Street | BA1 1DE



+44 1225 325 999

bath@knightfrank.com

www.knightfrank.com

4 Wood Street | BA1 2JQ



+44 20 7499 8842

sunflower@sunley.co.uk

www.sunley.co.uk

7-8 Statford Place | London | W1C 1AY



Front/ back cover: Front elevation building images