



Crest
NICHOLSON

SOVEREIGN POINT

AT
BATH
RIVERSIDE



THE SHAPE
OF THINGS
TO COME...



Digital illustration is indicative only.
Please note park area and landscaping is subject to planning permission.

AHEAD OF THE CURVE

Sovereign Point is a groundbreaking collection of one and two bedroom apartments and penthouses, inspired by some of Bath's most iconic landmarks.

Designed with soft edges and stunning curvature, Sovereign Point integrates with the historic fabric of the city. The building's dramatic, inspiring and cutting-edge architecture stands out from the crowd and the thoughtfully considered features capture the distinctive character of Bath's famous Georgian buildings.

These striking apartments also boast an enviable waterside location. Offering majestic views of the landscape from all angles, access to beautiful parkland and upcoming eateries; it's a tranquil retreat that is perfectly placed for luxurious city living.

AN ICONIC
COLLECTION
OF LUXURY
RIVERSIDE
APARTMENTS
& PENTHOUSES

TRADITIONAL
ARCHITECTURE
WITH A TWIST

Located on the banks of the River Avon, Sovereign Point has a harmonious relationship with the landscaped parks and the water.

The building blends historic materials with contemporary elements and pioneering design. Taking its cue from Bath's traditional vernacular and material palette, it will be predominantly built using Bath Stone, which has been sustainably sourced from a local quarry. The use of this iconic material makes the building instantly recognisable as part of Bath's landscape and ensures it blends with its surroundings. A varied colour palette has also been used throughout, to ensure a variety of tones and to add warmth and familiarity.

The balconies also make the apartments distinguishable and the elegant and intricate metalwork celebrates the character of original Georgian architecture. The balustrades have been influenced by the cross-bracing of the Victoria Bridge, creating ornamentation specific to its place and history.



David West
Studio Egret West, Architects



Christophe Egret
Studio Egret West, Architects



This iconic building has been brought to life by award-winning architects Studio Egret West. The London-based practice was established in November 2004 by Christophe Egret and David West and specialises in blending creative architecture with planning and urban design.

Royal View and Sovereign Point purposefully contrast with the other parts of the masterplan. They are shaped into 'soft' curved forms, which respond to their landscape and waterside setting, stepping backwards to reduce their sense of mass and to create terrace spaces with a view of the surrounding landscape.

“

THE BUILDING'S CURVES
CREATE SOFTNESS OF
FORM AND SHADOWS
ENABLING A BALANCE
OF LIGHT AND SHADES
ACROSS THE FAÇADES.

”

Studio Egret West, Architects,
Royal View & Sovereign Point

CELEBRATING EVERY CURVE

Inspired by some of the city's most famous buildings, including The Royal Crescent, Sovereign Point is a truly remarkable place to live. The pavilion-style design ensures that every detail has been considered; from the building's relationship to the sun to the views of the river and city's skyline. Designed using a figure of eight approach to create depth and maximise views, the building itself has no beginning or end, which creates a sense of fluidity across all floors. One of the truly special features is the central atrium space. Acting as the communal heart, the atrium connects you with the outside elements, provides a direct link with the sky above and draws natural light in. As you walk round the stepped levels you can take a break amongst the Parisian-esque terraces to socialise and interact with your neighbours.



Photography of the Atrium at Royal View, Bath Riverside
By kind permission of Hundven-Clements Photography

BLENDING WITH THE NATURAL LANDSCAPE

Living a healthy and sustainable lifestyle comes naturally here, with pedestrian and cycle routes and cycle storage on-site. The creation of two new public squares will also link to riverside walkways and will create opportunities to socialise outdoors, as will the upcoming restaurant which is planned for the ground level. The terraces and places to socialise will ensure this area is a vibrant hub of riverside activity, inviting residents and people passing by to stop and take in the glorious views. The abundance of green space makes this a beautiful place to live and creates opportunities for biodiversity and local wildlife.





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View of Sovereign Point across the riverside park. Digital illustration is indicative only.
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“The building’s form evolved through the design process in response to our historical understanding of Bath as a city that developed as a series of formal elements (surrounded by landscape), from its medieval core, to the Circus and well-known ‘Crescent’ street typologies. We also considered examples of how Georgian architecture used curves in order to frame specific views of the landscape from within the building.

The curved forms of the building are inspired by our visit to Bath’s stone quarries where we identified the natural geological processes that occur to form stone underground. The curves add to the distinctiveness of the architecture creating softness of form and shadows enabling a balance of light and shade across the façades.”

Studio Egret West, Architects,
Royal View & Sovereign Point



View of show apartment terrace area at Royal View, Bath Riverside.

CARVING OUT A PLACE IN HISTORY



Show apartment photography
taken at Royal View, Bath Riverside

LUXURY AT EVERY TURN

Every element of your new home has been designed with your lifestyle in mind. Considered as the heart of the home, the stunning Manor kitchen is the perfect space to entertain family and friends. Boasting sleek worktops and a spacious open plan layout, there is ample room to cook up a storm. From the integrated A rated appliances to the soft close doors and drawers, you will notice high quality and attention to detail around every corner.

CURL UP AND RELAX

From the contemporary sanitaryware in the bathroom to the stunning interior design, you will love relaxing and unwinding in your new home.

The spacious bedrooms are warm and welcoming, inviting you to curl up and relax with your favourite book.

Start your day by rejuvenating in the state-of-the-art Hansgrohe shower and end it by soaking away in the bath.







PERFECTLY FORMED

Each home at Sovereign Point has been beautifully designed with high specification interiors and energy efficient features.

Centred around sustainability

From building high quality homes that keep energy and water bills down to providing local transport options, green spaces and amenities, Crest Nicholson creates communities in which people can thrive. Sovereign Point has been built with the same principles. Materials, such as Bath stone, have been locally sourced and internal fixtures and fittings have been designed to save energy. Features such as pull out recycling bins in the kitchen and low energy lighting throughout help to reduce household bills, whilst the green location encourages sustainable modes of transport as the city centre is just a short level walk away.

Outdoor space

Glazed terracotta tiles have been used in the creation of the recessed balconies, as a tribute to the ancient buildings in the city. The orange tone adds depth and also refers to the change in colour that occurs naturally in Bath stone when it reacts with the high levels of iron in the water, examples of which can be seen in the sacred spring of the Roman Baths. It is small details like this that make Sovereign Point a truly unique place to call home.

Striking entrance lobby and atrium

As soon as you step inside the impressive entrance lobby you will see why Sovereign Point is so special. The stone flooring complements the exterior stone finish and resembles traditional Georgian homes in the area. The walls have been completed with Bath stone and the stairs have glass balustrades and stainless steel capping.

Luxurious fixtures and fittings

Inside your home, the distinctive kitchen comes complete with integrated appliances by Siemens which include an integrated electric oven, five zone induction hob, extractor, dishwasher and fridge freezer. The bathroom is fitted with modern sanitaryware and mirrors. Elsewhere you will find quality fixtures and fittings including Amtico flooring to the reception, entrance hall, study, lounge, kitchen and dining area and foil wrapped walnut internal doors throughout. Designed for modern living, these homes also come with television points to the living rooms, bedrooms and kitchens and Sky Q points to the main living areas and bedrooms. There is also a USB port in your kitchen, and BT Fibre to every home.

Immaculate finish

The internal door frames, walls, skirtings and architraves have been finished in gloss and have a neutral decor, which provides you with a blank canvas to add your own style to.

Efficient heating

Each home comes with underfloor heating throughout and chrome heated towel rails in the bathroom and en suite.

Peace of mind and security

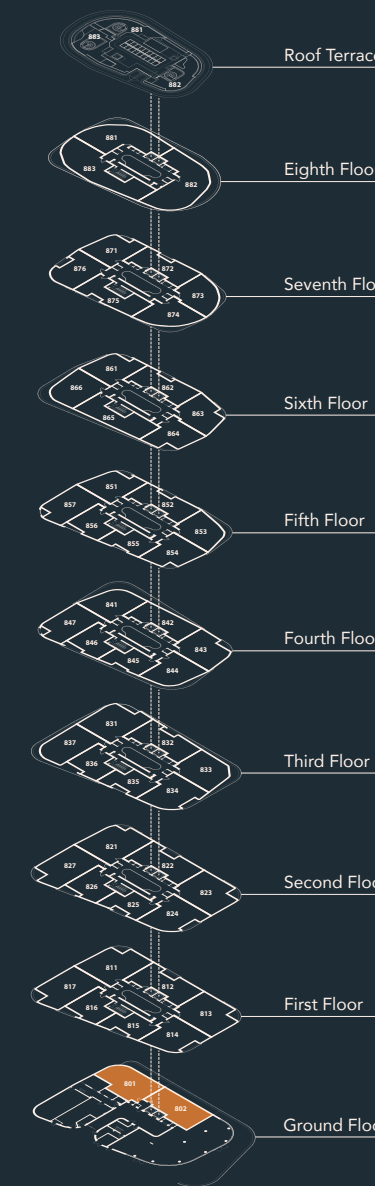
The apartment building has been fitted with an audio visual entry system for your peace of mind and security. Inside, each apartment has a mains operated smoke detector and the windows and doors have been finished with quality ironmongery and fitted with multipoint locking.



Show apartment photography taken at Royal View, Bath Riverside



G



GROUND FLOOR

GROUND FLOOR APARTMENTS

801

Living/Dining/Kitchen 8.39m x 3.77m	27'6" x 12'4"
Bedroom 1 4.64m x 2.90m	15'3" x 9'6"
Bedroom 2 3.84m x 3.53m	12'7" x 11'7"
Total area 92.6 sqm	996 sqft

802

Living/Dining/Kitchen 6.25m x 6.31m	20'6" x 20'8"
Bedroom 1 4.98m x 3.46m	16'4" x 11'4"
Bedroom 2 3.83m x 3.25m	12'7" x 10'8"
Total area 86.7 sqm	933 sqft

G

The central atrium space at the heart of Sovereign Point connects the inside with the outside. As soon as you step inside you will notice streams of natural light glistening throughout the stairwells. Glance up and enjoy calming views of the blue sky. There are also communal spaces throughout the atrium, where you can interact with your neighbours.

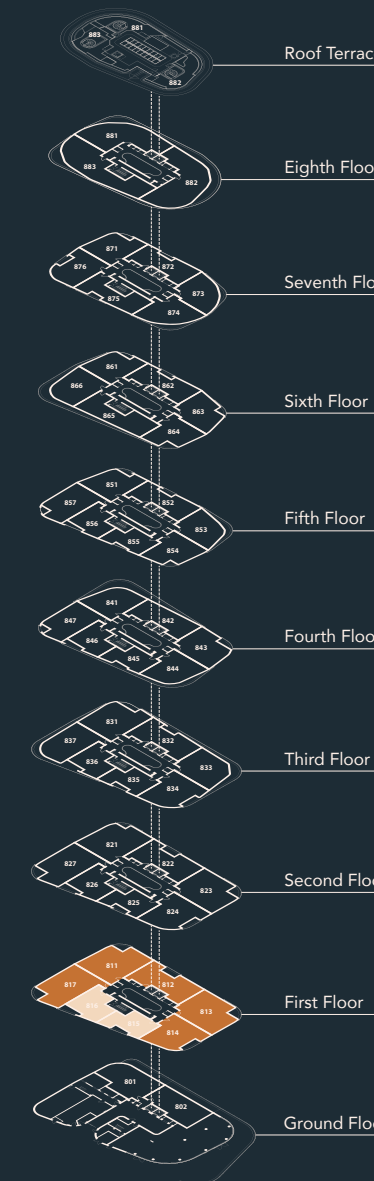


Key

- C Cupboard
- W Wardrobe
- WM Washing machine
- Pillars
- Two bedrooms apartments



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FIRST FLOOR

FIRST FLOOR APARTMENTS

811

Living/Dining/Kitchen	6.19m x 5.61m	20'4" x 18'5"
Bedroom 1	5.37m x 3.80m	17'7" x 12'6"
Bedroom 2	3.05m x 5.44m	10'0" x 17'10"
Total area	105.1 sqm	1132 sqft

812

Living/Dining/Kitchen	4.44m x 6.95m	14'7" x 22'10"
Bedroom 1	4.98m x 3.35m	16'4" x 11'0"
Bedroom 2	5.18m x 3.35m	17'0" x 11'0"
Total area	90.1 sqm	970 sqft

813

Living/Dining/Kitchen	6.59m x 8.31m	21'7" x 27'3"
Bedroom 1	3.25m x 4.13m	10'8" x 13'7"
Bedroom 2	4.59m x 3.23m	15'1" x 10'7"
Total area	105.0 sqm	1130 sqft

814

Living/Dining/Kitchen	6.43m x 4.59m	21'1" x 15'1"
Bedroom 1	3.57m x 3.04m	11'9" x 10'0"
Bedroom 2	3.23m x 5.26m	10'7" x 17'3"
Total area	86.4 sqm	930 sqft

815

Living/Dining/Kitchen	4.00m x 6.42m	13'1" x 21'1"
Bedroom	4.59m x 2.97m	15'1" x 9'9"
Total area	55.8 sqm	601 sqft

816

Living/Dining/Kitchen	8.05m x 5.29m	26'5" x 17'4"
Bedroom	3.32m x 3.75m	10'11" x 12'4"
Total area	63.0 sqm	678 sqft

817

Living/Dining/Kitchen	6.51m x 8.08m	21'4" x 26'6"
Bedroom 1	3.75m x 3.88m	12'4" x 12'9"
Bedroom 2	3.15m x 4.58m	10'4" x 15'0"
Total area	101.6 sqm	1094 sqft

01

The stunning bathroom is the perfect place to relax and unwind. This luxurious space has been beautifully finished and features stylish fixtures and fittings and a neutral décor which creates a calming environment. The neutral finish also provides you with a blank canvas so you can add your own style and personality to the space.



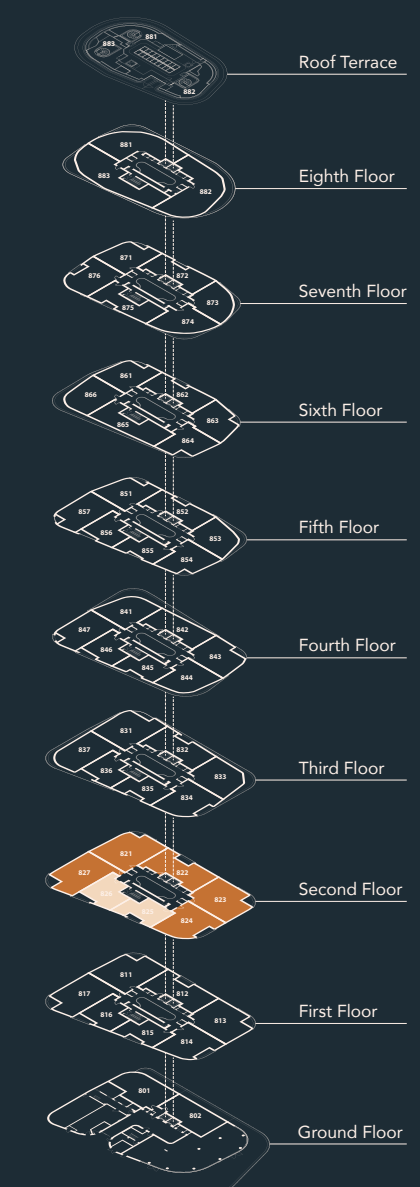
Key

- C Cupboard
- W Wardrobe
- WM Washing machine
- Pillars
- One bedroom apartments
- Two bedrooms apartments



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02



SECOND FLOOR

SECOND FLOOR APARTMENTS

821

Living/Dining/Kitchen	7.04m x 5.31m	23'1" x 17'5"
Bedroom 1	5.37m x 3.80m	17'7" x 12'6"
Bedroom 2	3.05m x 5.44m	10'0" x 17'10"
Total area	103.5 sqm	1115 sqft

822

Living/Dining/Kitchen	4.44m x 6.95m	14'7" x 22'10"
Bedroom 1	4.98m x 3.35m	16'4" x 11'0"
Bedroom 2	5.18m x 3.35m	17'0" x 11'0"
Total area	90.1 sqm	970 sqft

823

Living/Dining/Kitchen	6.59m x 8.31m	21'7" x 27'3"
Bedroom 1	3.25m x 4.12m	10'8" x 13'6"
Bedroom 2	4.59m x 3.23m	15'1" x 10'7"
Total area	104.8 sqm	1128 sqft

824

Living/Dining/Kitchen	7.28m x 4.59m	23'11" x 15'1"
Bedroom 1	4.35m x 3.04m	14'3" x 10'0"
Bedroom 2	3.23m x 5.26m	10'7" x 17'3"
Total area	91.6 sqm	986 sqft

825

Living/Dining/Kitchen	4.00m x 6.42m	13'1" x 21'1"
Bedroom	4.56m x 2.97m	15'0" x 9'9"
Total area	56.9 sqm	613 sqft

826

Living/Dining/Kitchen	8.05m x 5.29m	26'5" x 17'4"
Bedroom	3.32m x 3.75m	10'11" x 12'4"
Total area	62.9 sqm	677 sqft

827

Living/Dining/Kitchen	6.51m x 8.08m	21'4" x 26'6"
Bedroom 1	3.75m x 3.88m	12'4" x 12'9"
Bedroom 2	3.15m x 4.58m	10'4" x 15'0"
Total area	101.6 sqm	1093 sqft

02

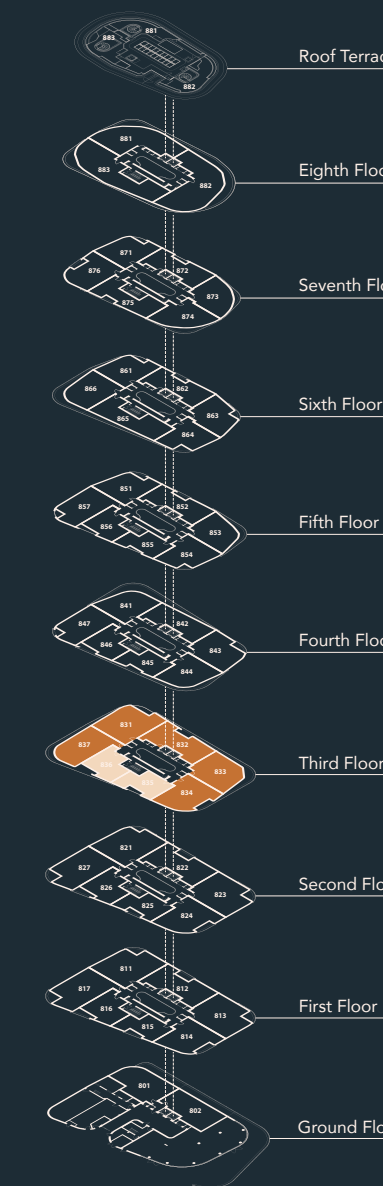
The stylish kitchen area is bright and spacious. Fitted with modern appliances and sleek worktops, it's the ideal space to experiment with your favourite recipes. Designed with modern living in mind, the kitchen flows out to the dining area, adding a sense of fluidity throughout the apartment. Not only does this open up the room and make it easier to socialise with family and friends, it also encourages natural light to flood in.



- Key**
- C Cupboard
 - W Wardrobe
 - WM Washing machine
 - Pillars
 - One bedroom apartments
 - Two bedrooms apartments

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03



THIRD FLOOR

THIRD FLOOR APARTMENTS

831

Living/Dining/Kitchen	7.04m x 5.31m	23'1" x 17'5"
Bedroom 1	5.32m x 3.80m	17'6" x 12'6"
Bedroom 2	3.05m x 4.84m	10'0" x 15'10"
Total area	100.6 sqm	1083 sqft

832

Living/Dining/Kitchen	4.44m x 6.95m	14'7" x 22'10"
Bedroom 1	4.37m x 3.35m	14'4" x 11'0"
Bedroom 2	5.00m x 3.35m	16'5" x 11'0"
Total area	85.9 sqm	924 sqft

833

Living/Dining/Kitchen	5.21m x 6.68m	17'1" x 21'11"
Bedroom 1	3.25m x 4.08m	10'8" x 13'5"
Bedroom 2	3.86m x 3.23m	12'8" x 10'7"
Total area	88.0 sqm	947 sqft

834

Living/Dining/Kitchen	7.28m x 4.59m	23'11" x 15'1"
Bedroom 1	4.60m x 3.04m	15'1" x 10'0"
Bedroom 2	3.23m x 4.69m	10'7" x 15'5"
Total area	90.3 sqm	972 sqft

835

Living/Dining/Kitchen	4.00m x 6.42m	13'1" x 21'1"
Bedroom 1	4.42m x 2.97m	14'6" x 9'9"
Total area	56.8 sqm	612 sqft

836

Living/Dining/Kitchen	7.51m x 5.29m	24'8" x 17'4"
Bedroom 1	3.49m x 3.75m	11'6" x 12'4"
Total area	59.4 sqm	639 sqft

837

Living/Dining/Kitchen	5.17m x 7.20m	17'0" x 23'8"
Bedroom 1	3.75m x 3.19m	12'4" x 10'5"
Bedroom 2	3.15m x 3.81m	10'4" x 12'6"
Total area	91.0 sqm	979 sqft

03

The living and dining area has been carefully considered. The room has been finished to the highest quality and has a neutral finish, so you can personalise the interior to suit your individual style. Glass doors open out to the private balcony, which ensures that you are always connected with the stunning surroundings, as you can take in wonderful views of Bath from every angle.



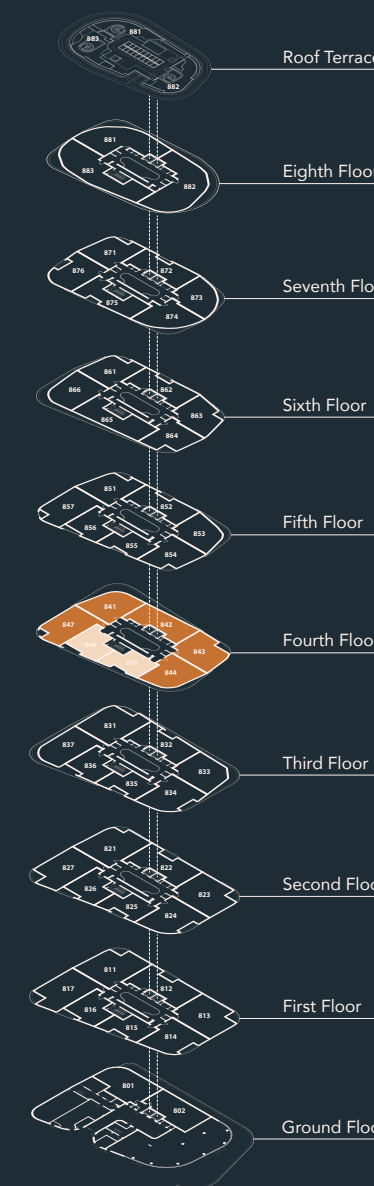
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- Two bedrooms apartments



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4



FOURTH FLOOR

FOURTH FLOOR APARTMENTS

841

Living/Dining/Kitchen	5.75m x 4.78m	18'10" x 15'8"
Bedroom 1	4.34m x 3.10m	14'3" x 10'2"
Bedroom 2	3.05m x 5.11m	10'0" x 16'9"
Total area	78.7 sqm	847 sqft

842

Living/Dining/Kitchen	4.64m x 6.95m	15'3" x 22'10"
Bedroom 1	3.43m x 3.35m	11'3" x 11'0"
Bedroom 2	3.56m x 3.35m	11'8" x 11'0"
Total area	80.1 sqm	863 sqft

843

Living/Dining/Kitchen	4.03m x 6.79m	13'3" x 22'3"
Bedroom 1	3.25m x 4.08m	10'8" x 13'5"
Bedroom 2	3.86m x 3.23m	12'8" x 10'7"
Total area	84.5 sqm	909 sqft

844

Living/Dining/Kitchen	6.45m x 4.16m	21'2" x 13'8"
Bedroom 1	3.82m x 3.04m	12'6" x 10'0"
Bedroom 2	3.23m x 4.41m	10'7" x 14'6"
Total area	81.0 sqm	872 sqft

845

Living/Dining/Kitchen	4.00m x 6.42m	13'1" x 21'1"
Bedroom	3.95m x 2.97m	13'0" x 9'9"
Total area	53.9 sqm	580 sqft

846

Living/Dining/Kitchen	7.51m x 5.29m	24'8" x 17'4"
Bedroom	3.18m x 3.75m	10'5" x 12'4"
Total area	58.1 sqm	625 sqft

847

Living/Dining/Kitchen	5.35m x 7.20m	17'7" x 23'8"
Bedroom 1	3.75m x 3.19m	12'4" x 10'5"
Bedroom 2	3.15m x 3.81m	10'4" x 12'6"
Total area	86.8 sqm	934 sqft

04

The impressive master bedroom offers ample room to relax. The stylish bathroom is also a luxurious space to unwind in. Featuring the latest fixtures and fittings and beautiful interior design, it's the perfect place to recharge your batteries.



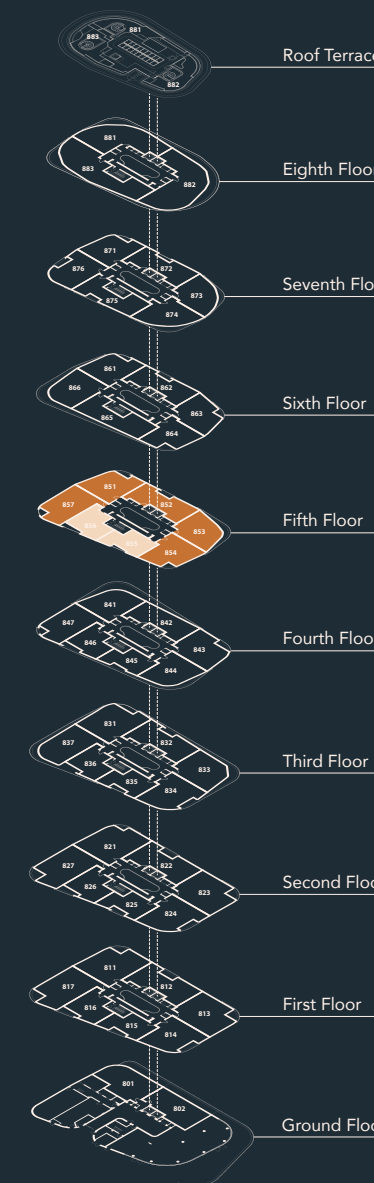
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05



FIFTH FLOOR

FIFTH FLOOR APARTMENTS

851

Living/Dining/Kitchen	4.63m x 4.77m	15'2" x 15'8"
Bedroom 1	4.34m x 3.10m	14'3" x 10'2"
Bedroom 2	3.05m x 5.11m	10'0" x 16'9"
Total area	75.1 sqm	808 sqft

852

Living/Dining/Kitchen	4.90m x 6.95m	16'1" x 22'10"
Bedroom 1	4.07m x 3.35m	13'4" x 11'0"
Bedroom 2	3.56m x 3.35m	11'8" x 11'0"
Total area	75.6 sqm	814 sqft

853

Living/Dining/Kitchen	4.49m x 5.74m	14'9" x 18'10"
Bedroom 1	3.25m x 3.74m	10'8" x 12'3"
Bedroom 2	3.68m x 3.23m	12'1" x 10'7"
Total area	75.9 sqm	817 sqft

854

Living/Dining/Kitchen	6.85m x 4.25m	22'6" x 13'11"
Bedroom 1	3.82m x 3.04m	12'6" x 10'0"
Bedroom 2	2.82m x 4.35m	9'3" x 14'3"
Total area	77.6 sqm	835 sqft

855

Living/Dining/Kitchen	4.00m x 6.42m	13'1" x 21'1"
Bedroom	3.95m x 2.97m	13'0" x 9'9"
Total area	53.9 sqm	581 sqft

856

Living/Dining/Kitchen	7.51m x 5.29m	24'8" x 17'4"
Bedroom	3.18m x 3.75m	10'5" x 12'4"
Total area	58.1 sqm	625 sqft

857

Living/Dining/Kitchen	5.35m x 7.20m	17'7" x 23'8"
Bedroom 1	3.75m x 3.19m	12'4" x 10'5"
Bedroom 2	3.15m x 3.81m	10'4" x 12'6"
Total area	86.3 sqm	929 sqft

05

One of the most exciting things about owning a new home is deciding how you want to use the space. All of the apartments at Sovereign Point have a flexible, spacious layout so you can transform any room to fit around your lifestyle.

The large living area could become your movie theatre. The second bedroom could be used as a spare room, home office or hideaway.



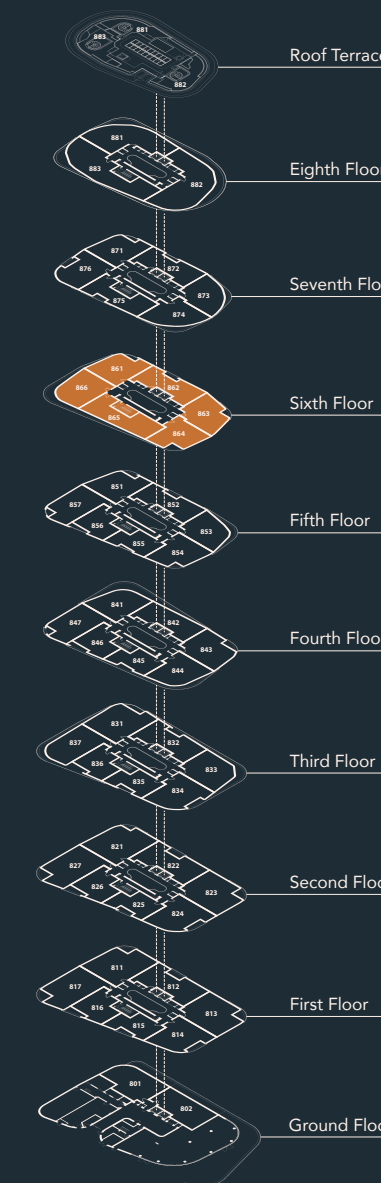
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06



SIXTH FLOOR

SIXTH FLOOR APARTMENTS

861

Living/Dining/Kitchen	5.28m x 4.68m	17'4" x 15'4"
Bedroom 1	4.34m x 3.10m	14'3" x 10'2"
Bedroom 2	3.05m x 4.64m	10'0" x 15'3"
Total area	73.2 sqm	788 sqft

862

Living/Dining/Kitchen	4.90m x 6.95m	16'1" x 22'10"
Bedroom 1	3.43m x 3.35m	11'3" x 11'0"
Bedroom 2	3.56m x 3.35m	11'8" x 11'0"
Total area	75.7 sqm	815 sqft

863

Living/Dining/Kitchen	4.66m x 5.74m	15'4" x 18'10"
Bedroom 1	3.25m x 3.35m	10'8" x 11'0"
Bedroom 2	3.63m x 3.23m	11'11" x 10'7"
Total area	77.0 sqm	829 sqft

864

Living/Dining/Kitchen	6.50m x 5.60m	21'4" x 18'4"
Bedroom 1	3.12m x 3.75m	10'3" x 12'4"
Bedroom 2	2.75m x 5.00m	9'0" x 16'5"
Total area	86.1 sqm	927 sqft

865

Living/Dining/Kitchen	4.32m x 7.85m	14'2" x 25'9"
Bedroom 1	3.51m x 3.15m	11'6" x 10'4"
Bedroom 2	3.46m x 3.23m	11'4" x 10'7"
Total area	79.8 sqm	858 sqft

866

Living/Dining/Kitchen	4.21m x 8.00m	13'10" x 26'3"
Bedroom 1	3.40m x 4.65m	11'2" x 15'3"
Bedroom 2	2.90m x 4.19m	9'6" x 13'9"
Total area	83.4 sqm	898 sqft

06

The private balcony or terrace acts as an extension of your home. Beautifully designed to complement the surrounding Georgian architecture, each balcony has depth of colour and elegant metalwork. The beautiful glazed terracotta tiles make this an enviably stylish outside space. Located on the sixth floor, these apartments also offer stunning views of the landscape.



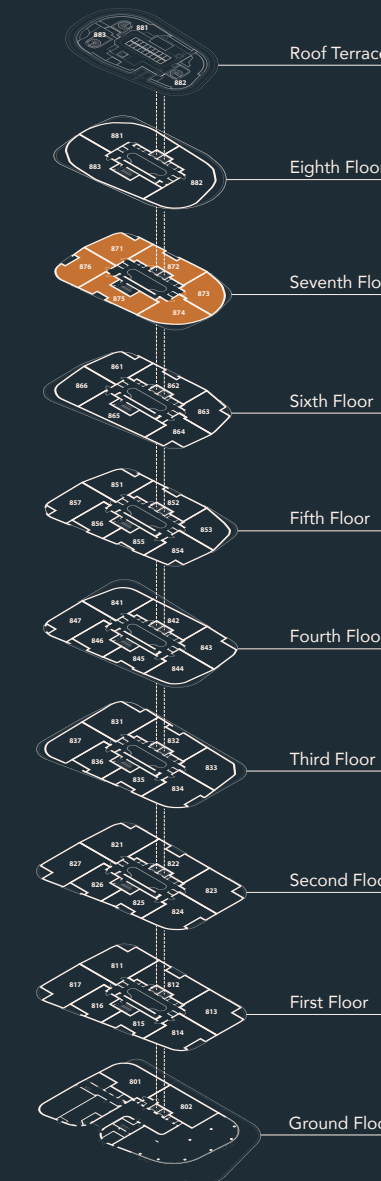
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7



SEVENTH FLOOR

SEVENTH FLOOR APARTMENTS

871

Living/Dining/Kitchen	5.28m x 4.68m	17'4" x 15'4"
Bedroom 1	3.05m x 4.64m	10'0" x 15'3"
Bedroom 2	4.34m x 3.10m	14'3" x 10'2"
Total area	73.1 sqm	787 sqft

872

Living/Dining/Kitchen	4.90m x 6.95m	16'1" x 22'10"
Bedroom 1	3.43m x 3.35m	11'3" x 11'0"
Bedroom 2	3.56m x 3.35m	11'8" x 11'0"
Total area	74.4 sqm	801 sqft

873

Living/Dining/Kitchen	4.42m x 6.26m	14'6" x 20'6"
Bedroom 1	3.12m x 3.83m	10'3" x 12'7"
Bedroom 2	3.63m x 3.23m	11'11" x 10'7"
Total area	75.3 sqm	810 sqft

874

Living/Dining/Kitchen	5.39m x 4.89m	17'8" x 16'0"
Bedroom 1	3.12m x 3.75m	10'3" x 12'4"
Bedroom 2	2.75m x 4.98m	9'0" x 16'4"
Total area	81.4 sqm	877 sqft

875

Living/Dining/Kitchen	3.11m x 7.90m	10'2" x 25'11"
Bedroom 1	3.45m x 3.15m	11'4" x 10'4"
Bedroom 2	3.46m x 3.19m	11'4" x 10'5"
Total area	75.6 sqm	813 sqft

876

Living/Dining/Kitchen	4.21m x 6.88m	13'10" x 22'7"
Bedroom 1	3.40m x 4.65m	11'2" x 15'3"
Bedroom 2	2.90m x 4.19m	9'6" x 13'9"
Total area	78.5 sqm	845 sqft

07

Each home has been designed for modern living, boasting contemporary features throughout and ample space to socialise with friends and family. The open plan kitchen and dining area is perfect for entertaining guests, with its sleek and stylish appliances and flexible layout. The spacious layout continues throughout the entire apartment and every room is adaptable, ensuring this is a home you will never outgrow.



Key

- C Cupboard
- W Wardrobe
- WM Washing machine
- Pillars
- Two bedrooms apartments



Due to the shape of the rooms at Sovereign Point, the dimensions in the key are taken from the points indicated on the floor plans, and are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot.



A SUPERIOR SPECIFICATION

The penthouses at Sovereign Point have been beautifully designed with high specification interiors and energy efficient features throughout.

A sustainable future

Creating vibrant sustainable communities is at the heart of Crest Nicholson's vision, and Sovereign Point has been built with the same passion and principles. Locally sourced materials such as Bath Stone have been used throughout the building and energy saving fixtures and fittings feature in every home help to reduce household bills. The green areas at Bath Riverside help protect and enhance the biodiversity and ecology within the local environments.

A unique entrance

You will love coming home to Sovereign Point. The remarkable entrance lobby connects you with the outside, drawing natural light in from above creating a tranquil atmosphere. The stone flooring in the atrium complements the exterior stone finish and the walls have been completed with locally sourced Bath stone.

Rooftop gardens that wrap around the skyline

Each penthouse has an impressive rooftop terrace, which is accessed via your own spiral stairway. Offering inspiring views of the city's iconic skyline, this secluded outdoor space is perfect for entertaining friends and family. The terrace comes with atmospheric lighting and composite decking in classic grey. It also features an external electrical point and tap.

Efficient heating

Underfloor heating is provided throughout each penthouse along with Vogue Focus chrome heated towel rails in the bathroom and en suite.

Luxurious and contemporary

The high specification kitchen comes complete with integrated appliances by Siemens which include an integrated electric oven, five zone induction hob, ceiling extractor, dishwasher, larder fridge and larder freezer. There is also a wine cooler and a coffee machine, ideal for when you are entertaining guests. The bathroom is fitted with contemporary sanitaryware, a state-of-the-art Hansgrohe shower and Porcelanosa tiled flooring. Elsewhere you will find quality fixtures and fittings including Amtico flooring, walnut internal doors and wardrobes to all bedrooms.

Ultra-modern electricals

Each penthouse has low energy downlighters kitchen, bathroom and en suites. Designed for modern living, these homes also include television points to the living rooms, bedrooms and breakfast bars and Sky Q points to the main living areas and bedrooms. The Kitchen also includes a USB port.

Beautifully finished

Featuring modern decor and neutral interiors, you'll be able to create your own style as soon as you walk through the door. The internal door frames, walls, skirtings and architraves have a gloss finish and each room provides you with a blank canvas to personalise. The electrical points and accessories are finished in polished chrome.

Peace of mind and security

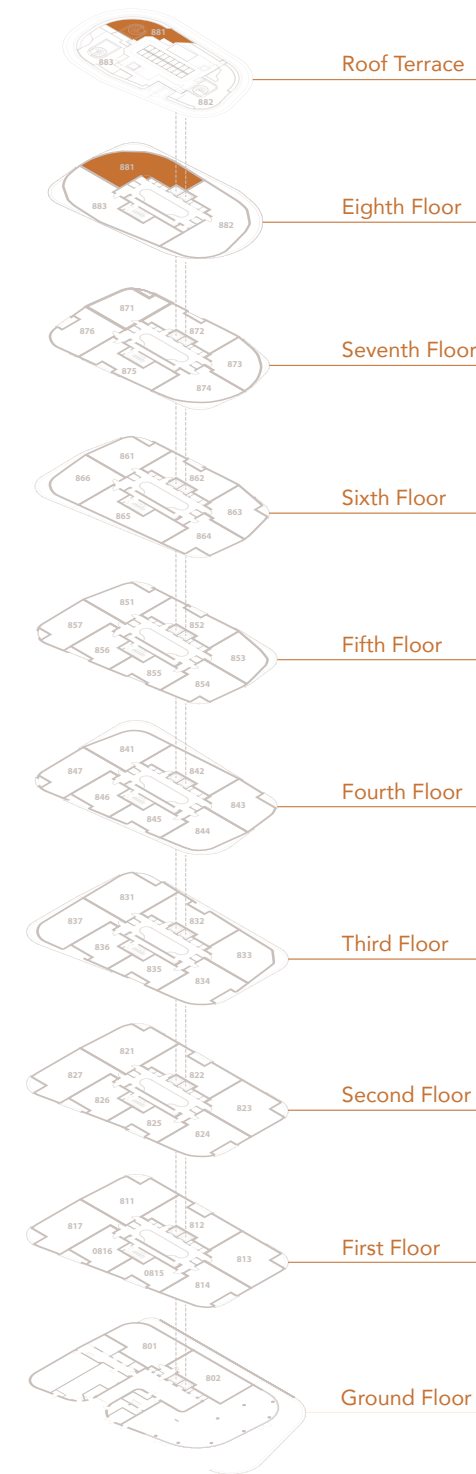
Sovereign Point is fitted with an audio visual entry system for your peace of mind and security. Each penthouse has a mains operated smoke detector. The windows and doors come with quality ironmongery and are fitted with multipoint locking.

881 THE MILSOM PENTHOUSE

The spiral staircase is perhaps the most stunning feature. The staircase leads you out of your home and weaves its way to the rooftop terrace, which acts as a fifth elevation to the building. The sweeping terraces wrap around the penthouse and offer inspiring views of the surrounding landscape and the River Avon. Soft hedging and ornamental grasses provide a picturesque border to each terrace and shelter you from your neighbours, ensuring you have a secluded outdoor space to enjoy. Whether you want to host a summer soirée or simply sit back and admire the view, the terrace offers you the perfect escape from the city.

Living/Dining/Kitchen	
6.02m x 8.19m	19'9" x 26'10"
Bedroom 1	
3.75m x 4.29m	12'4" x 14'1"
Bedroom 2	
3.20m x 3.37m	10'6" x 11'1"
Total area	
106.4 sqm	1145 sqft

Private Roof Terrace	
Total area	
37.9 sqm	408 sqft



EIGHTH FLOOR



PRIVATE ROOF TERRACE



Digital floorplan illustration is indicative only.

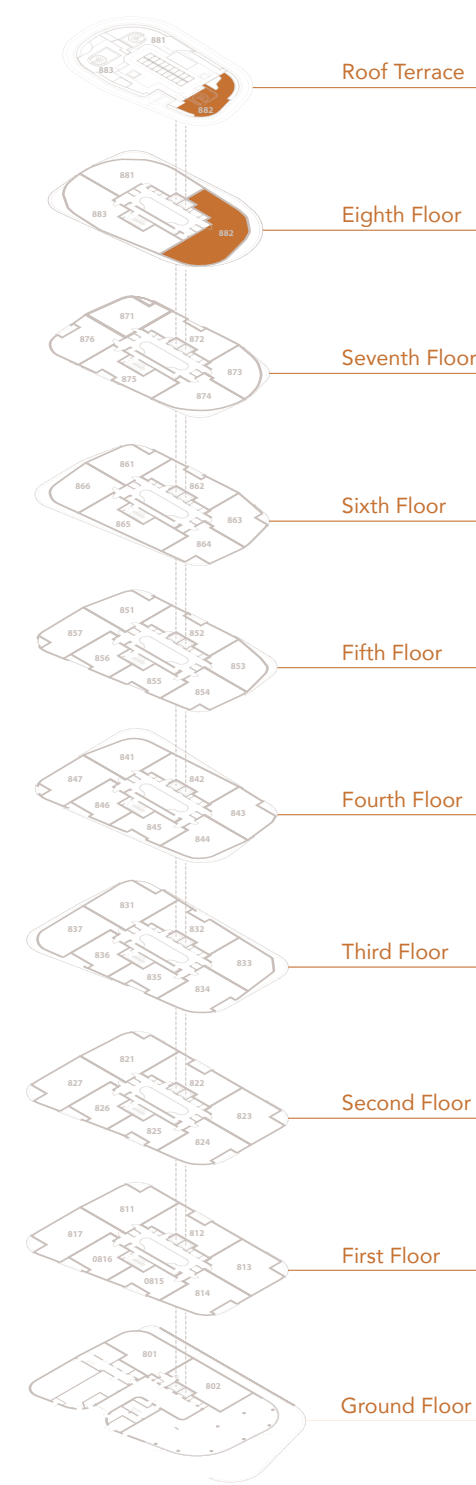
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882 THE HOLBURNE PENTHOUSE

Sovereign Point is located on the banks of the river, reflecting the historic significance of water to Bath and enhancing the water's edge. The exterior curves are reminiscent of Georgian buildings, which traditionally used them to view specific landscapes. Inside, the curves continue throughout the central atrium. This spectacular space provides a direct link with the great outdoors, providing views of the sky above. The atrium also offers a communal social space and terraces, which you can use to interact with your neighbours.

Living/Dining/Kitchen	8.79m x 6.93m	28'10" x 22'9"
Bedroom 1	4.65m x 5.25m	15'3" x 17'3"
Bedroom 2	3.85m x 3.39m	12'8" x 11'2"
Total area	132.6 sqm	1428 sqft

Private Roof Terrace		
Total area	46.3 sqm	498 sqft



EIGHTH FLOOR



PRIVATE ROOF TERRACE



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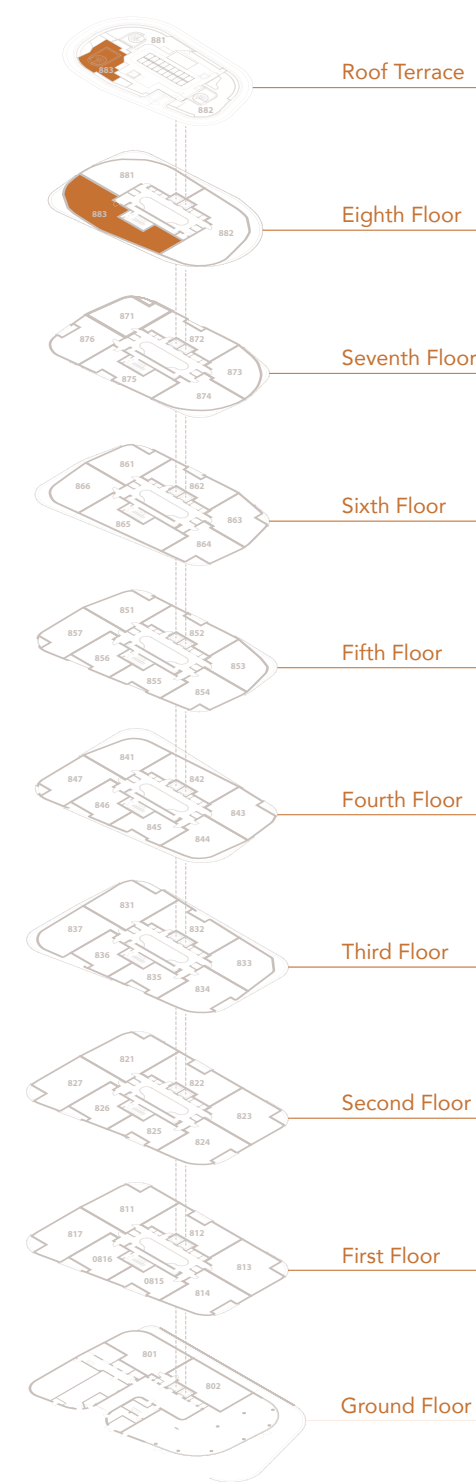
883 THE PULTNEY PENTHOUSE

Each penthouse has been finished to the highest specification. The interiors are neutral throughout, so you can personalise every room and make your home your own. With an open plan layout and a large kitchen and dining area, it's the perfect space to socialise with family and friends.

The master bedroom offers ample room to relax and unwind, with a private dressing area and an en suite bathroom. The en suite and main bathroom have been beautifully designed with luxurious fixtures and fittings. The second bedroom has also been carefully considered and offers you an additional space, which you can transform to suit your lifestyle.

Living/Dining/Kitchen	
3.65m x 14.2m	12'0" x 46'7"
Bedroom 1	
3.06m x 3.76m	10'1" x 12'4"
Bedroom 2	
3.93m x 3.28m	12'11" x 10'9"
Total area	
126.9 sqm	1366 sqft

Private Roof Terrace	
Total area	
35.0 sqm	377 sqft



EIGHTH FLOOR



PRIVATE ROOF TERRACE



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SEAL OF EXCELLENCE



At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We are proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend our build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



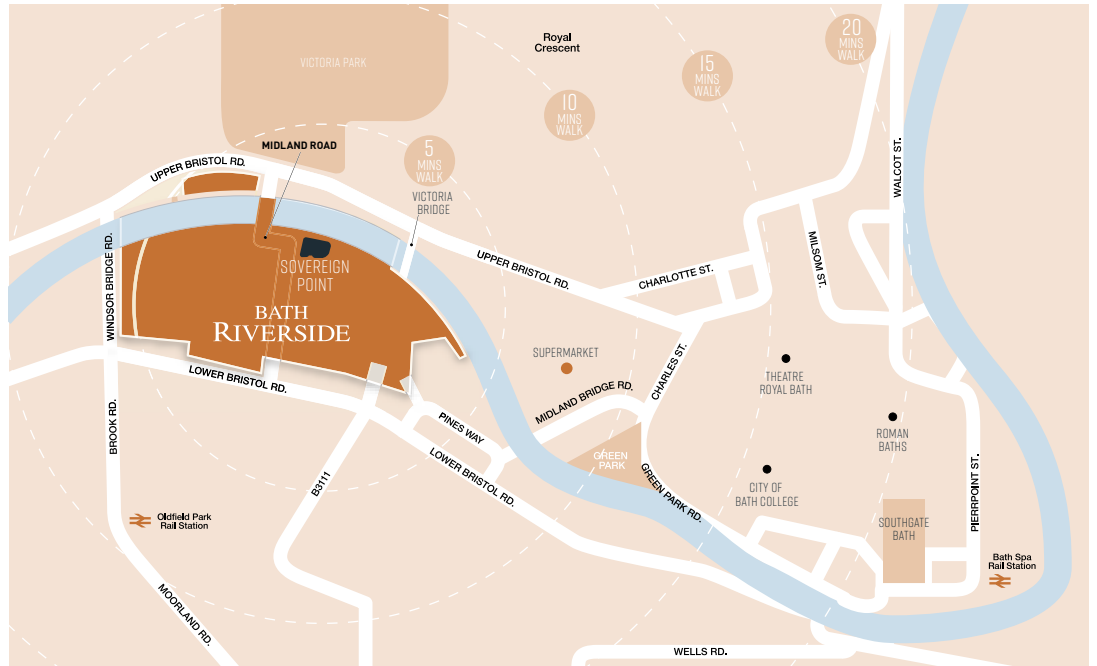
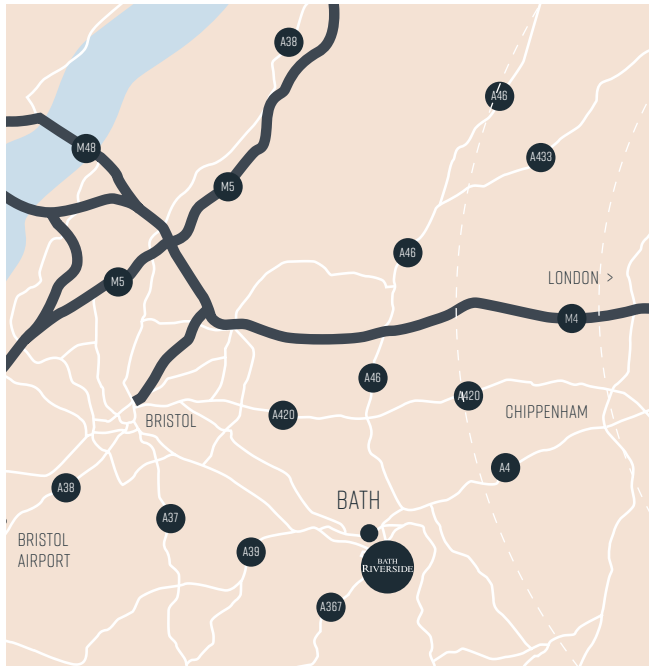
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Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask Sales Advisor for further details. February 2018.