

# Apartments Specifications



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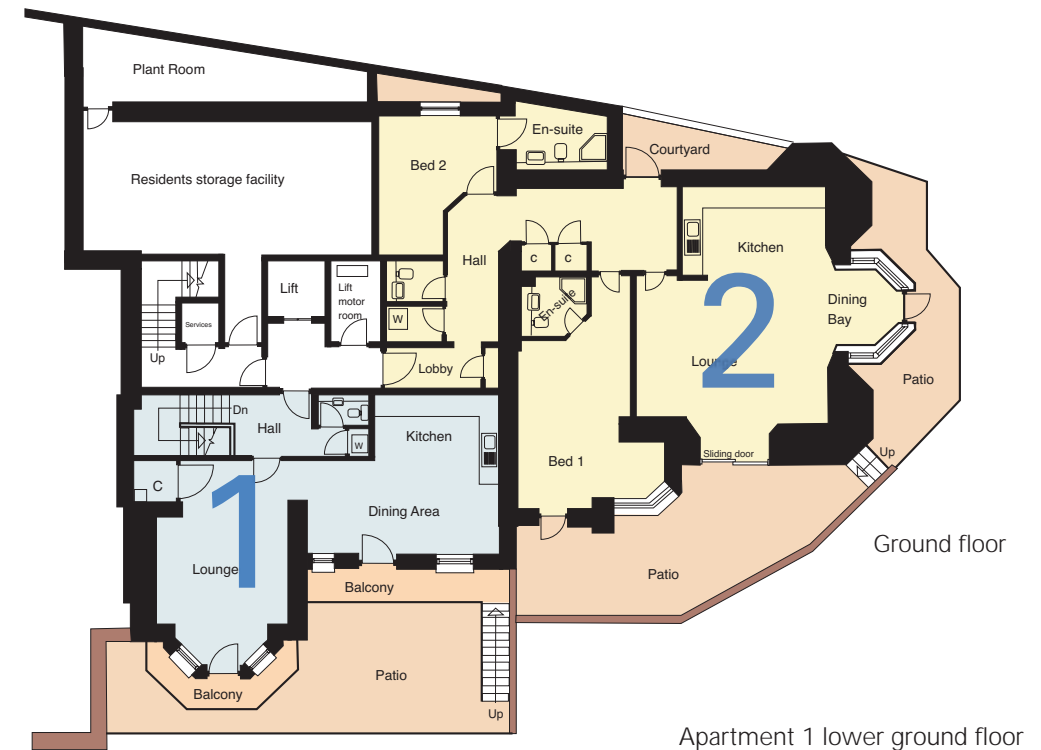
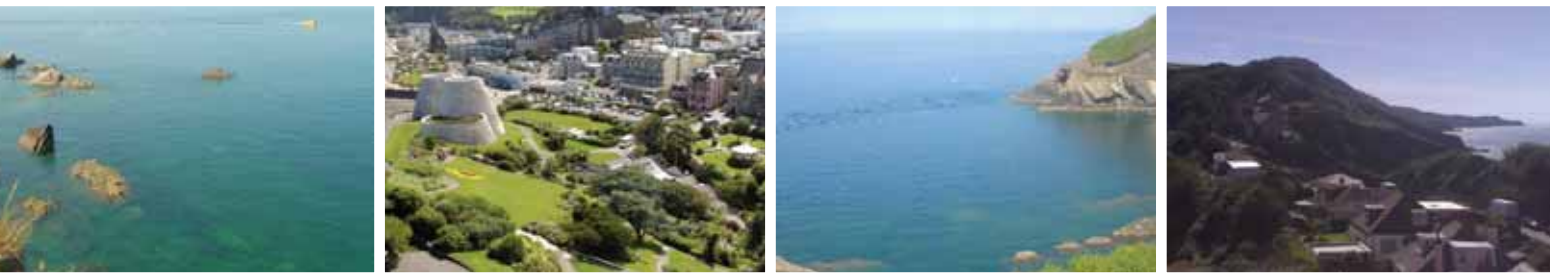
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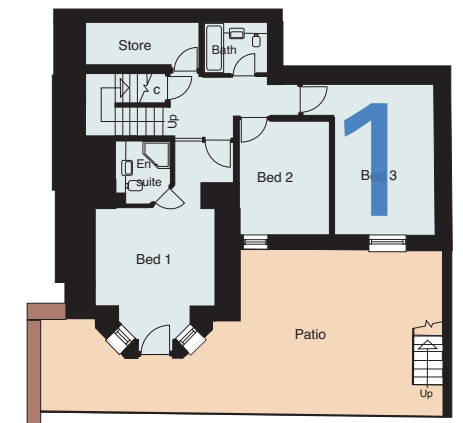
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Apartment 1 lower ground floor



This is the principal accommodation level as seen from the lower part of Granville Road and allows access to the two garden apartments. Apartment 1 is a Duplex home, having living accommodation on the Ground Floor and bedrooms at Lower Ground Floor garden level. The apartment enjoys a southerly outlook, balcony and garden area.

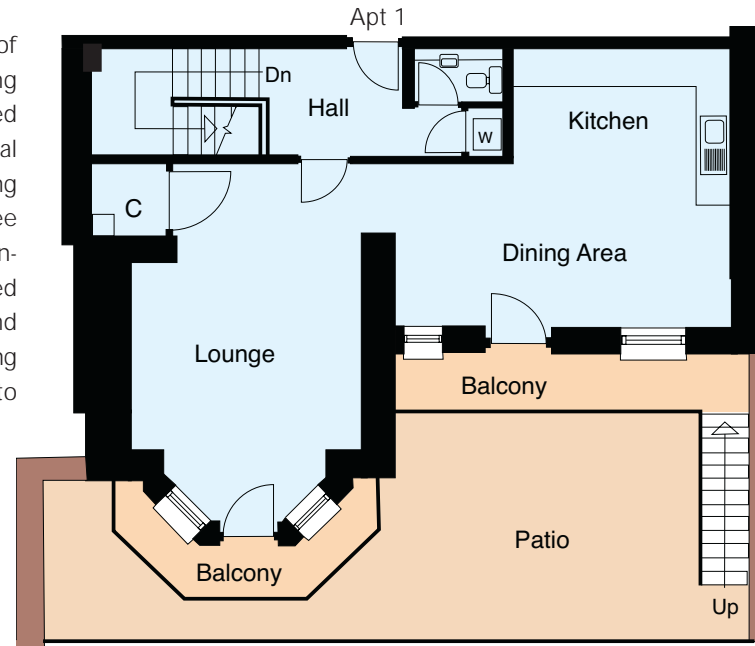
Apartment 2 at the same level benefits from a south and east facing corner plot with patio and garden. Also at this level is the resident's store, where larger personal items can be securely stored.



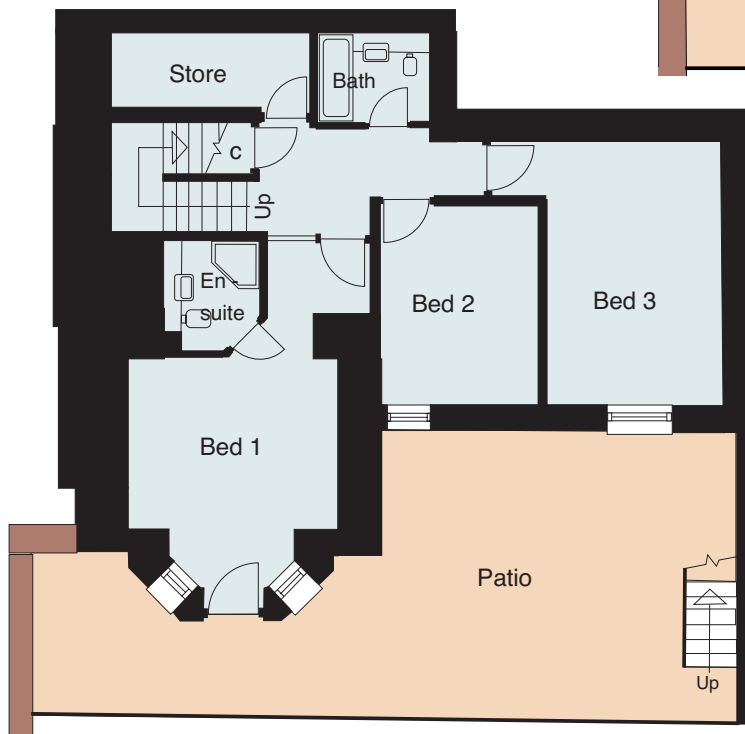
# Apartment 1

## Ground & Lower Ground Floors

This is a home that provides a great deal of space, of Duplex arrangement comprising kitchen/dining area and bay windowed lounge at Ground Floor level. Each principal room has direct access to a balcony, offering views over the town. There are three bedrooms at the lower level with master en-suite, guest bathroom and good sized storage room. Outside there is a patio and garden area. There are external steps leading from one of the Ground Floor balconies to the garden below.



Apt 1 lower ground floor



### Apartment 1

- Lounge: 6350mm max x 4300mm (20'8" max x 14'1")
- Kitchen & Dining: 6250mm max x 4750mm max (20'5" max x 15'5" max).
- Store: 3250mm x 1600mm (10'8" x 5'2").
- Bedroom 1: 4500mm max x 4300mm max (14'7" max x 14'1" max)
- Bedroom 2: 3700mm x 3000mm (12'1" x 9'10").
- Bedroom 3: 4200mm x 3050mm (13'10" x 10'0")
- Total Gross Internal Floor Area = 129.30 m<sup>2</sup> (1391 ft<sup>2</sup>).**



# Apartment 2

## Ground Floor



An imaginatively arranged apartment designed to maximise the garden view and take advantage of the internal space. The apartment is one of the largest two bedroom homes in the development, with both master and second bedrooms having en suite facilities. The lounge, kitchen and dining area with doors leading directly out onto the south and east facing patio garden, is especially attractive.



Apt 2



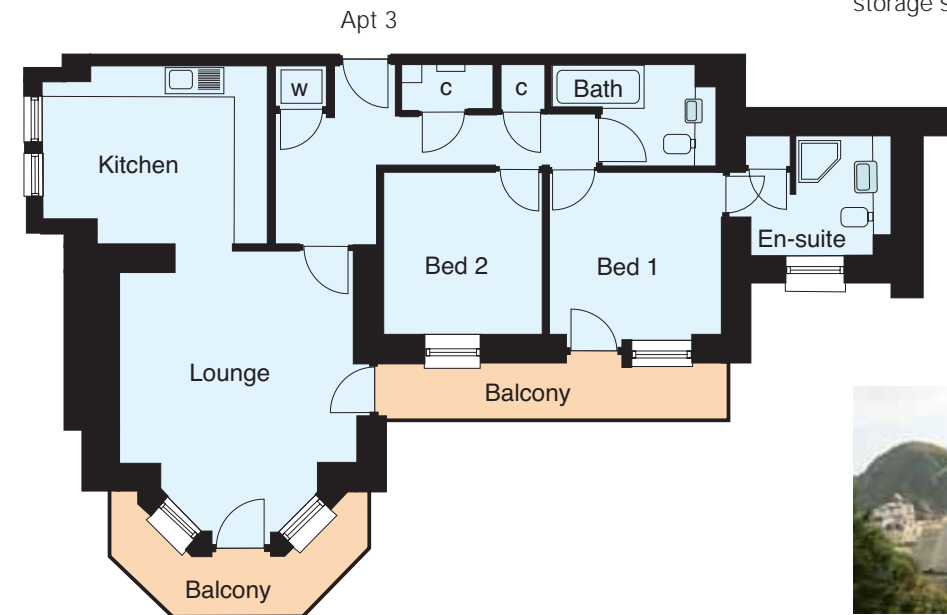
### Apartment 2

- Lounge & Kitchen: 7700mm x 6300mm max (25'3" x 20'8" max).
- Dining area: 3000mm max x 2250mm max (9'10" max x 7'4" max).
- Bedroom 1: 5600mm x 4600mm max (18'4" x 15'1").
- Bedroom 2: 4300mm max x 3000mm (14'1" max x 9'10").
- Total Gross Internal Floor Area = 131.71 m<sup>2</sup> (1418 ft<sup>2</sup>).**

# Apartment 3 First Floor



Of classic design with lounge incorporating traditional Victorian style bay window, this apartment benefits from contemporary external space with south facing triple faceted bay balcony. The lounge also provides access onto the second balcony with views over Ilfracombe. The master bedroom has an en-suite shower-room and its own access onto the balcony. Remaining accommodation provides west facing kitchen, second double bedroom, guest bathroom, storage space plus utility cupboard.



This is the principal level as seen from the seaward side of the development. The main gated pedestrian entrance with video entry system, allowing communication with all apartments, leads to the delightful foyer. From here access to the new 8 person lift & stairs serving all floors is available. There is a second entrance to the foyer via the gated and secure residents car park.

Apartment 4, at this level, has twin turreted feature bay windows and widespread views, whilst Apartment 3 is double aspect with a lounge bay window.

### Apartment 3

Lounge: 5200mm max x 4300mm max (17'1" max x 14'1" max).

Kitchen: 4080mm x 3140mm (13'4" x 10'3").

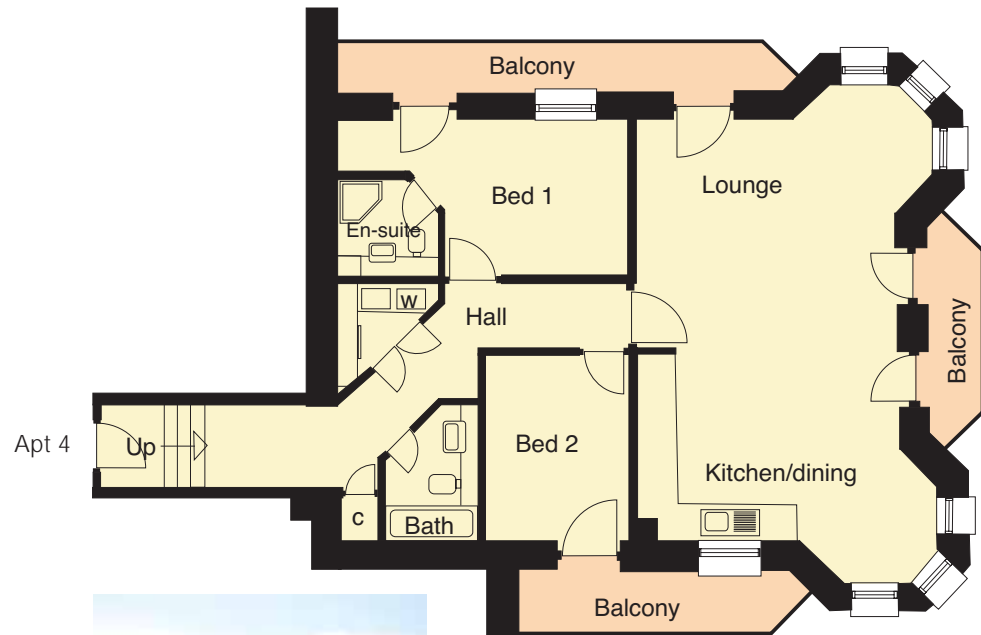
Bedroom 1: 3250mm x 2950mm (10'8" x 9'9").

Bedroom 2: 2950mm x 2900mm (9'9" x 9'5").

**Total Gross Internal Floor Area = 71.84 m<sup>2</sup> (773 ft<sup>2</sup>).**

# Apartment 4 First Floor

This apartment creates a statement with its design. The principal room, with twin turreted bays incorporating tall windows, high ceilings and triple aspect views, is a wonderful space in which to relax. The views over the sea, seafront, harbour and town from the three separate balconies are magnificent. Further accommodation comprises two bedrooms, with the master en-suite and guest bathroom. Each of the bedrooms and the lounge has access to a balcony.



**Apartment 4**

Lounge, Kitchen & Dining: 7700mm x 4750mm + Bays (25'3" x 15'6" + Bays).

Bedroom 1: 3300mm x 2850mm + Recess (10'10" x 9'4" + Recess).

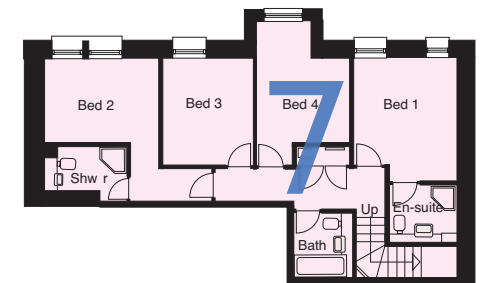
Bedroom 2: 3600mm x 2600mm (11'8" x 8'5")

**Total Gross Internal Floor Area = 88.42 m<sup>2</sup> (951 ft<sup>2</sup>).**



Second Floor

Apartment 7 1<sup>st</sup> floor lower level



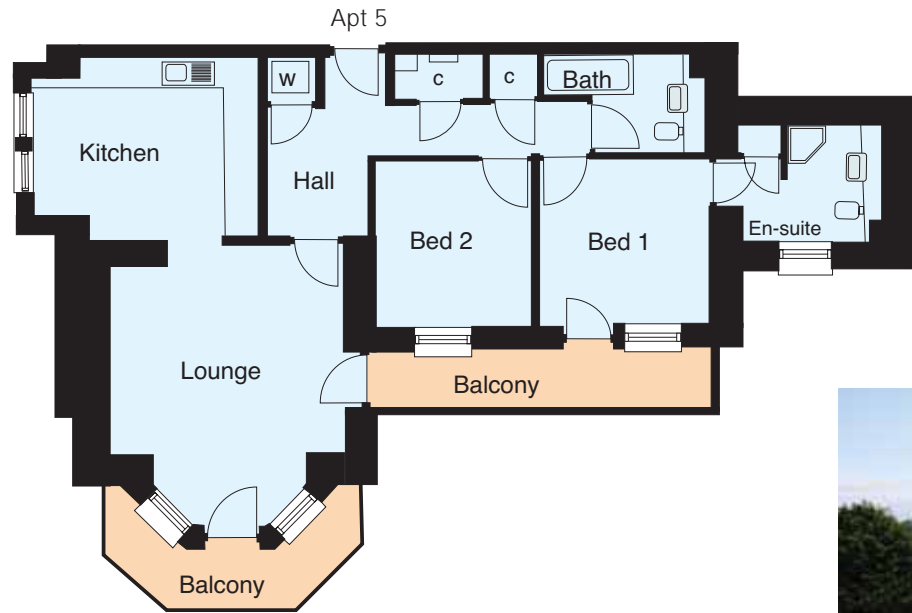
The lift lobby leads to Apartments 5, 6 and 7. Apartment 5 with two balconies and Apartment 6 with three, all enjoy widespread views across the town toward the countryside and seafront from their balconies. Apartment 6 also includes twin turreted feature bay windows.

Apartment 7 is a unique 4 bedroom duplex apartment. It is extremely spacious, rivalling the Penthouse in floor area, it enjoys seaward facing views and is a reverse level home.



# Apartment 5 Second Floor

Similar in classic design to the apartment on the floor below, with the lounge incorporating traditional Victorian style bay window, yet benefiting from external space with south facing triple faceted bay balcony. The lounge also provides access onto the second balcony with views over Ilfracombe. The master bedroom has an en-suite shower-room and its own access onto the balcony. Remaining accommodation includes west facing kitchen, second double bedroom, guest bathroom, storage space plus utility cupboard.



### Apartment 5

Lounge: 5200mm max x 4300mm (17'1" max x 14'1").

Kitchen: 4000mm x 3140mm (13'1" x 10'3").

Bedroom 1: 3250mm x 2950mm (10'8" x 9'9").

Bedroom 2: 2950mm x 2900mm (9'9" x 9'5").

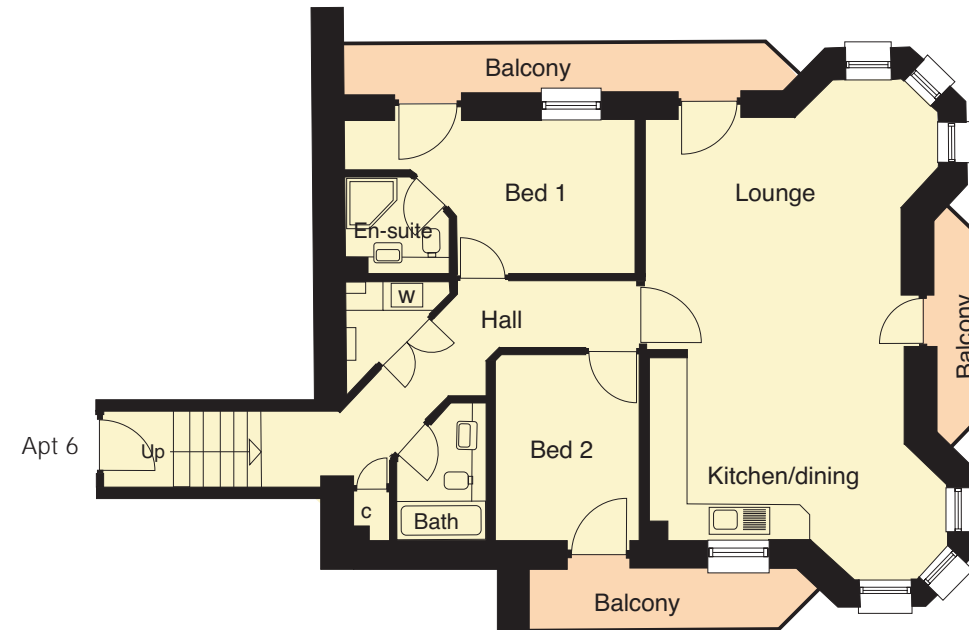
**Total Gross Internal Floor Area = 71.84 m<sup>2</sup> (773 ft<sup>2</sup>).**



# Apartment 6 Second Floor



Similar to the wonderfully designed apartment on the floor below yet enjoying even more panoramic views. The principal room, with twin turreted bays incorporating three sets of windows and enjoying triple aspect views, is a wonderful space in which to relax. The views over the sea, seafront, harbour and town from the three separate balconies are stunning. Further accommodation comprises two bedrooms, with master en-suite and guest bathroom. Each of the bedrooms and the lounge has access to a balcony.



### Apartment 6

Lounge, Kitchen & Dining: 7700mm x 4750mm + Bays (25'3" x 15'6" + Bays).

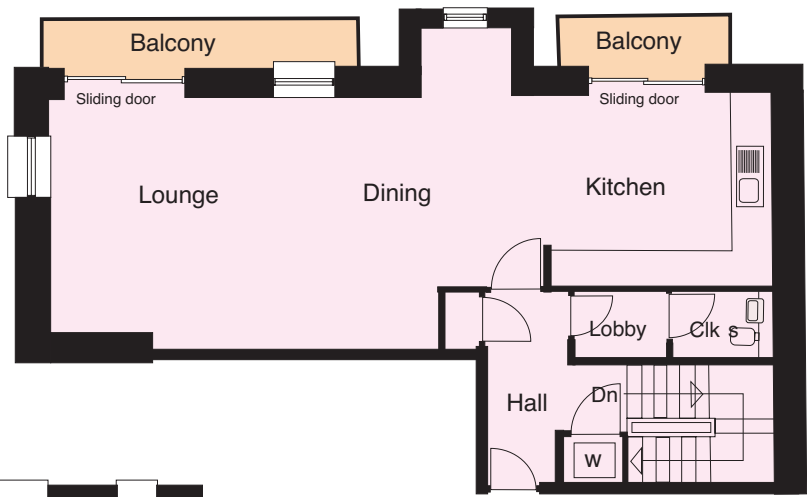
Bedroom 1: 3300mm x 2850mm + Recess (10'10" x 9'4" + Recess).

Bedroom 2: 3600mm x 2600mm (11'8" x 8'5").

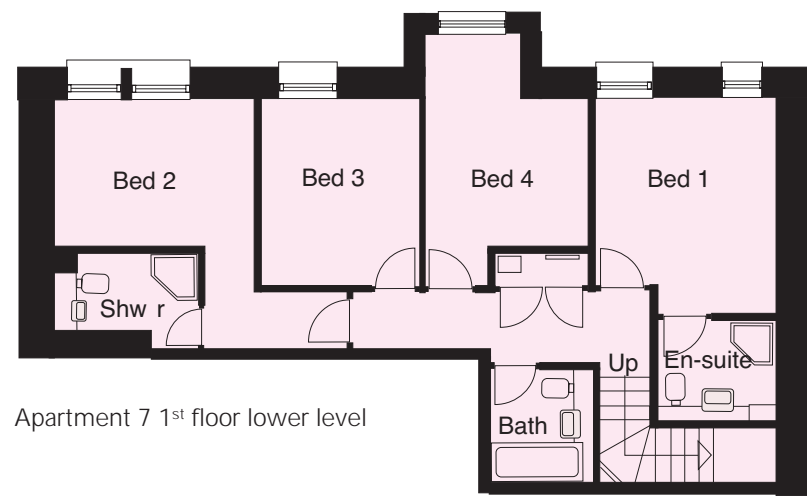
**Total Gross Internal Floor Area = 89.40 m<sup>2</sup> (961 ft<sup>2</sup>).**

# Apartment 7 Second & First Floor

This Duplex home is the epitome in contemporary living space, comprising open plan lounge, dining and kitchen extending to over 12m (40ft) in length. The principal room is at upper level and benefits from two sets of large patio doors opening onto respective balconies where the sea views are quite breathtaking. There is also a cloakroom at this level. The internal staircase leads to four bedrooms at the lower level, two having en-suite shower rooms.



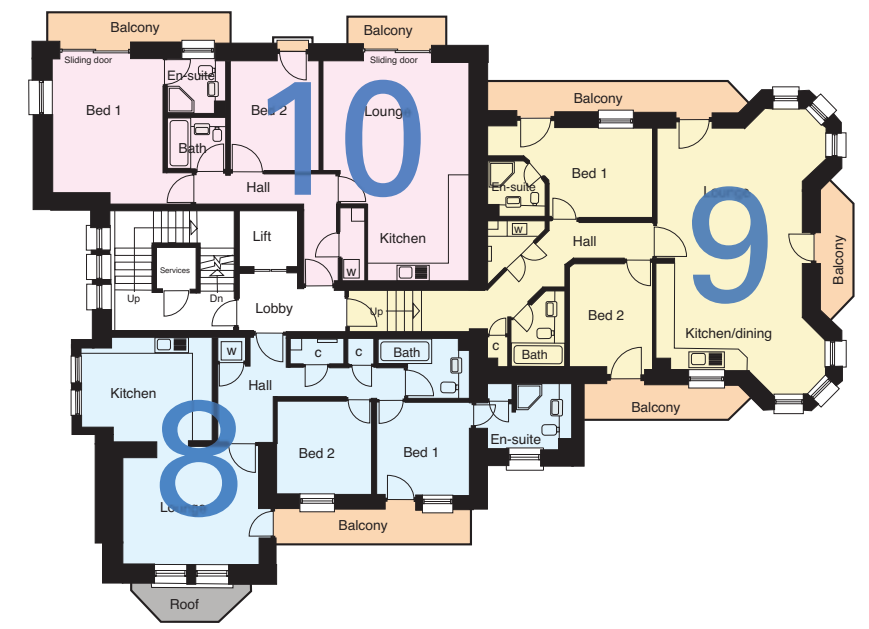
Apt 7



Apartment 7 1st floor lower level

- Apartment 7**  
 Lounge & Dining: 9250mm x 4300mm max (30'4" x 14'1" max).  
 Kitchen: 4135mm x 3900mm max (13'6" x 12'8" max).  
 Bedroom 1: 4100mm x 3250mm (13'5" x 10'8").  
 Bedroom 2: 3600mm x 2700mm (11'8" x 8'9").  
 Bedroom 3: 3700mm x 2750mm (12'1" x 9'0").  
 Bedroom 4: 4200mm x 2900mm (13'8" x 9'5").  
**Total Gross Internal Floor Area = 161.58 m<sup>2</sup> (1739 ft<sup>2</sup>).**

Third Floor

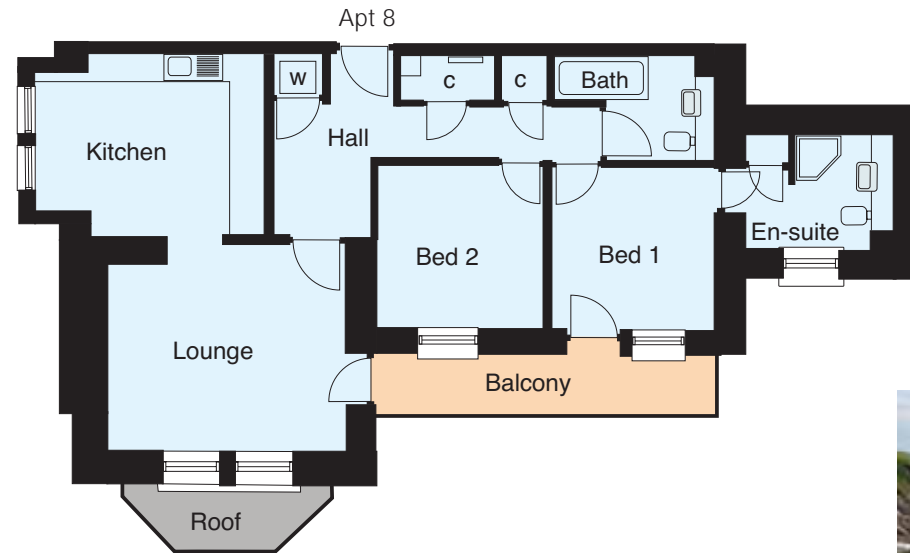


The lift lobby leads to Apartments 8, 9 and 10 where the views are even more impressive from this level. Apartment 8 with one good sized balcony and Apartment 9 with three, all enjoy widespread views across the town and seafront and surrounding countryside. Apartment 9 includes twin turreted feature bay windows. Apartment 10 has two bedrooms and looks directly out to sea.



# Apartment 8 Third Floor

This apartment enjoys a double aspect outlook with the lounge overlooking the town and the kitchen enjoying westerly views toward the coastline. In addition, the lounge benefits from easterly views through the glazed balcony door toward the harbour and sea. The master bedroom has an en-suite shower room, whilst further accommodation provides second bedroom and guest bathroom. The single good sized balcony can be approached from either the lounge or master bedroom.



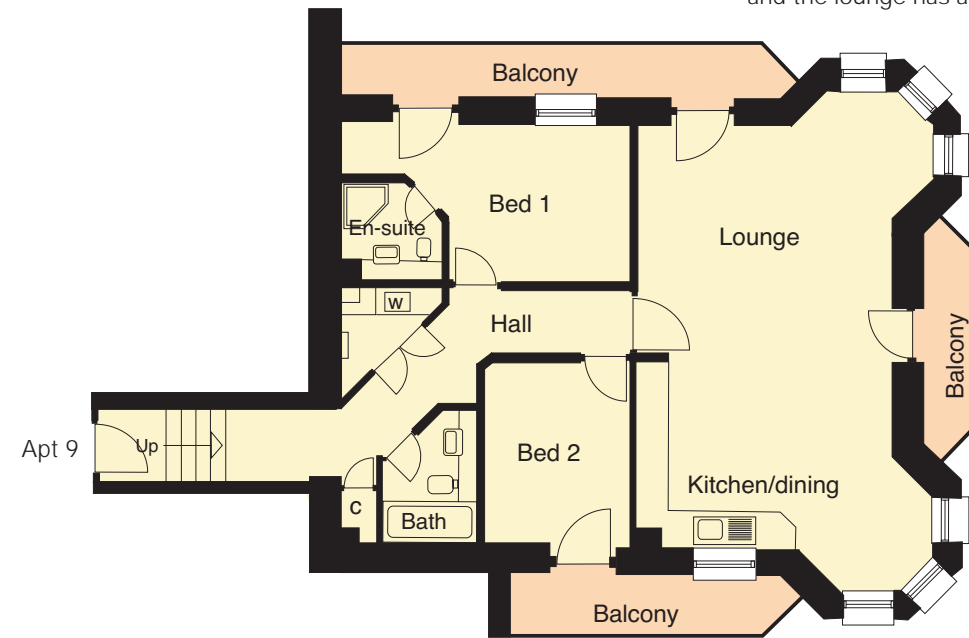
**Apartment 8**  
Lounge: 4300mm x 3850mm (14'1" x 12'6").  
Kitchen: 4000mm x 3140mm (13'1" x 10'3").  
Bedroom 1: 3250mm x 2950mm (10'8" x 9'9").  
Bedroom 2: 2950mm x 2900mm (9'9" x 9'5").  
**Total Gross Internal Floor Area = 69.35 m<sup>2</sup> (746 ft<sup>2</sup>).**



# Apartment 9 Third Floor



This home is the third of four of this superb design. The views are stunning from this level especially given its triple aspect. The lounge, dining and kitchen area has twin turreted bays. Each bay incorporates three windows to enable maximum advantage to be taken of the sea, seafront, harbour and town. The three separate balconies are a wonderful additional amenity space. Further accommodation comprises master en-suite bedroom, second bedroom and guest bathroom. Each of the bedrooms and the lounge has access to a balcony.

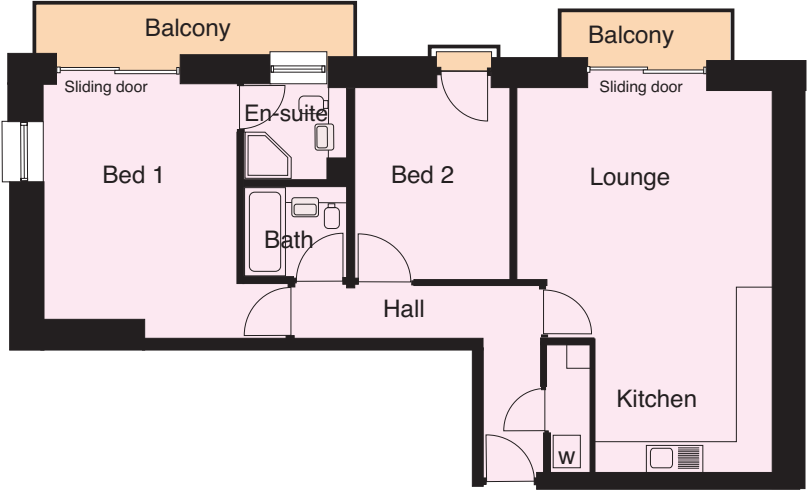


**Apartment 9**  
Lounge Kitchen & Dining: 7700mm x 4750mm + Bays (25'3" x 15'6" + Bays).  
Bedroom 1: 3300mm x 2850mm + Recess (10'10" x 9'4" + Recess),  
Bedroom 2: 3600mm x 2600mm (11'10" x 8'7").  
**Total Gross Internal Floor Area = 89.46 m<sup>2</sup> (962 ft<sup>2</sup>).**



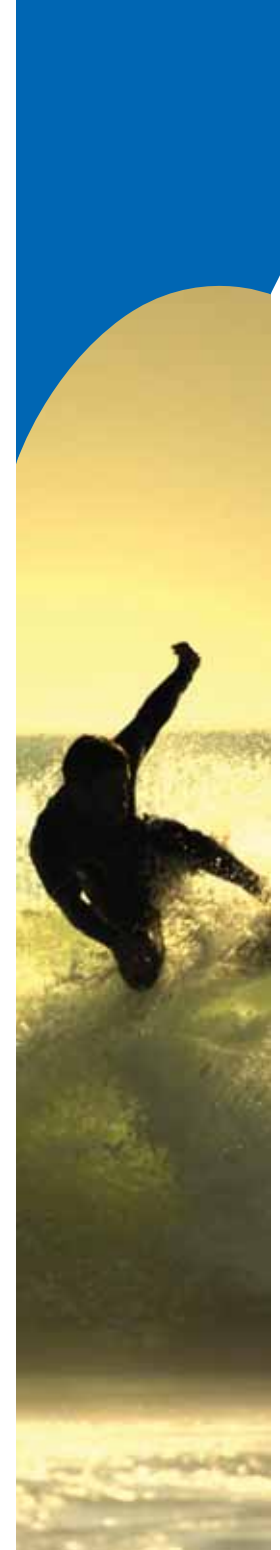
# Apartment 10 Third Floor

Either lying in bed or relaxing in the lounge, the fantastic sea and coastline views can be enjoyed. The master bedroom has an en-suite shower room, whilst further accommodation provides second bedroom, guest bathroom, lounge, and kitchen. From the lounge, sliding patio doors lead out onto one of the two balconies. The master bedroom also has glazed sliding doors onto the second balcony. The second bedroom benefits from a Romeo and Juliet style balcony also enjoying stunning scenery.



Apt 10

- Apartment 10**
- Lounge: 4450mm x 4000mm (14'6" x 13'1").
- Kitchen: 3550mm x 2950mm (11'9" x 9'9").
- Bedroom 1: 4800mm max x 3400mm (15'10" max x 11'2").
- Bedroom 2: 3800mm x 2800mm (12'5" x 9'2").
- Total Gross Internal Floor Area = 79.75 m<sup>2</sup> (858 ft<sup>2</sup>).**



Fourth Floor

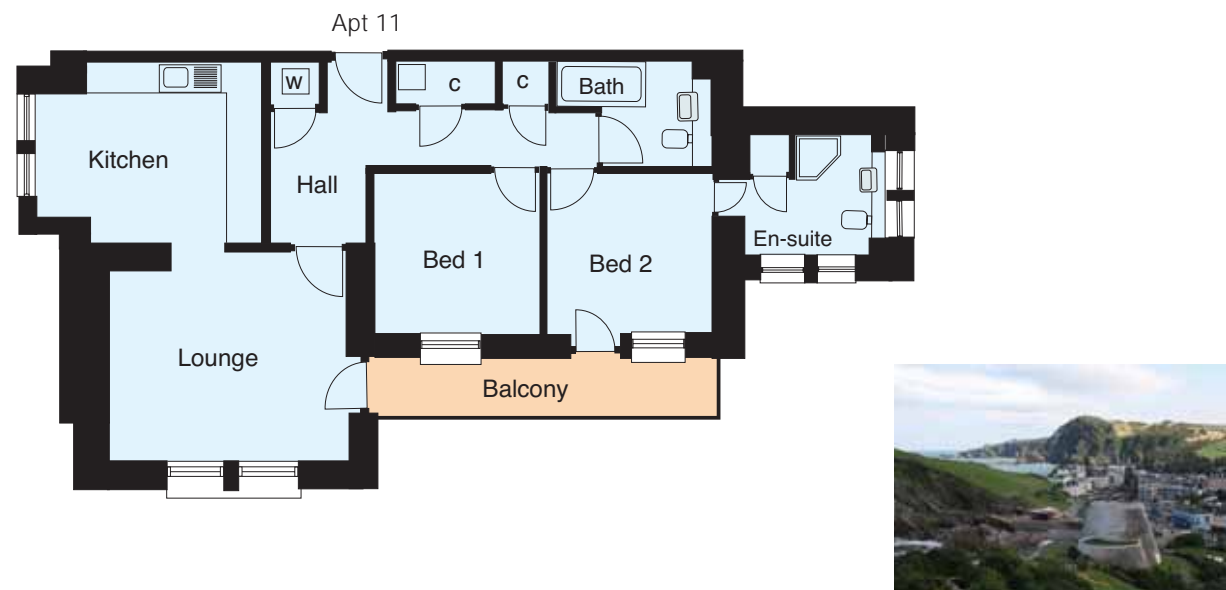


The lift lobby leads to Apartments 11, 12 and 13. Apartment 11 with one good sized balcony, and Apartment 12 with a mini terrace, both enjoy widespread views. Apartment 13 looks directly out to sea.



# Apartment 11 Fourth Floor

This apartment is set at the highest level for this design and therefore commands great views from this side. The outlook easterly toward the harbour, westerly toward the coast and southerly over the town will entertain the eye for hours. Each has something special to offer in terms of panorama and interest. There are two bedrooms, with the master being en-suite. There is also a guest bathroom, lounge, separate kitchen and second bedroom. The balcony can be accessed from both the lounge and master bedroom. The main en-suite features two pairs of double arched windows

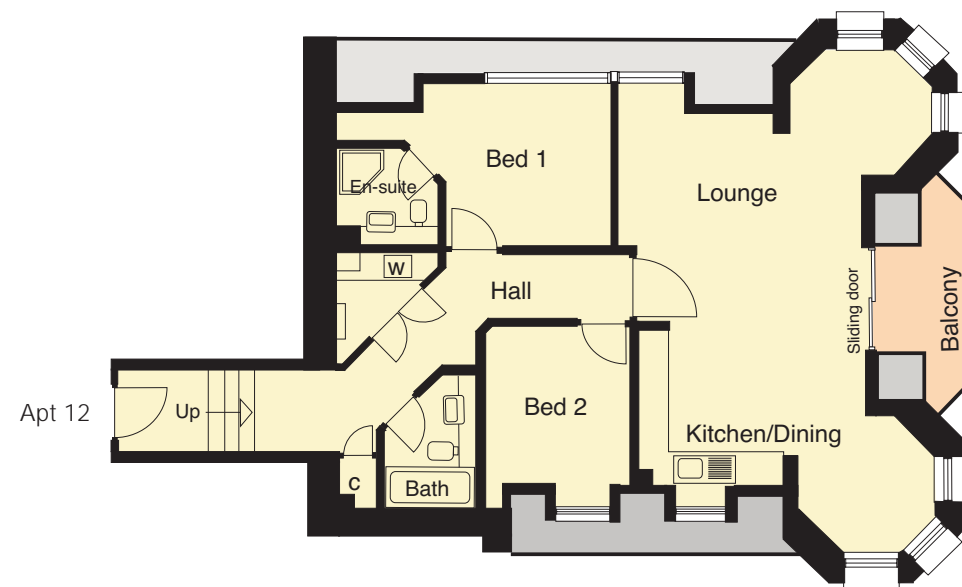


**Apartment 11**  
 Lounge: 4300mm x 3850mm (14'1" x 12'6").  
 Kitchen: 4000mm x 3140mm (13'1" x 10'3").  
 Bedroom 1: 3250mm x 2950mm (10'8" x 9'9")  
 Bedroom 2: 2950mm x 2900mm (9'9" x 9'5").  
**Total Gross Internal Floor Area = 69.35 m<sup>2</sup> (746 ft<sup>2</sup>).**



# Apartment 12 Fourth Floor

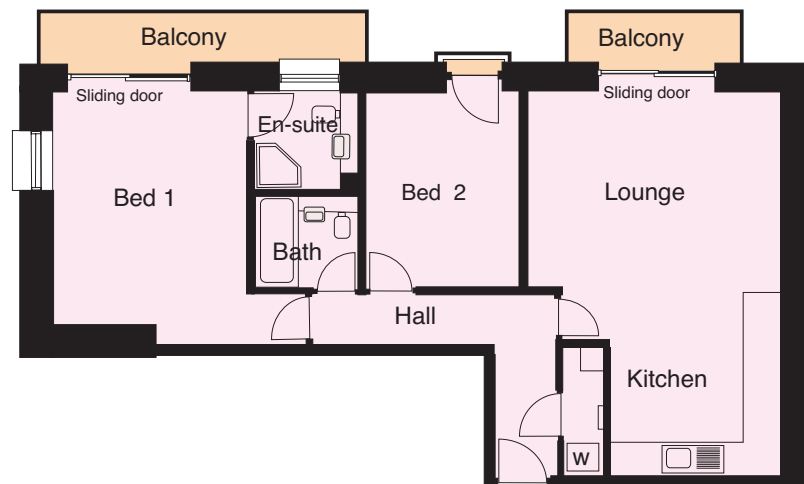
On entering the lounge the wonderful views are immediately apparent with the double width glazed sliding patio doors that lead to the balcony terrace framing the harbour and coastal sea views beyond. Furthermore, the sloping ceilings combined with the turreted bays add interest and character to this well proportioned room. The master bedroom has a large dormer window that directly overlooks the sea and provides a fantastic view. The second bedroom, kitchen and lounge also have dormer windows.



**Apartment 12**  
 Lounge, Kitchen & Dining: 7700mm max x 3850mm + Bays (25'3" x 12'6" + Bays).  
 Bedroom 1: 3350mm x 3150mm + Recess (11'0" x 10'3" + Recess).  
 Bedroom 2: 3600mm x 2650mm (11'10" x 8'9").  
**Total Gross Internal Floor Area = 85.81 m<sup>2</sup> (924 ft<sup>2</sup>).**

# Apartment 13 Fourth Floor

Either lying in bed or relaxing in the lounge, the fantastic sea and coastline views can be enjoyed. This Apartment has two bedrooms, the master with en-suite shower room. There is also guest bathroom, lounge, and kitchen area. From the lounge, sliding patio doors lead out onto one of the two balconies. The second is accessed from the master bedroom. The second bedroom benefits from a Romeo and Juliet style balcony also enjoying stunning scenery.



Apt 13

### Apartment 13

Lounge: 4450mm x 4000mm (14'6" x 13'1").

Kitchen: 3550mm x 2950mm (11'9" x 9'9").

Bedroom 1: 4800mm max x 3400mm (15'10" max x 11'2").

Bedroom 2: 3800mm x 2800mm (12'5" x 9'2").

**Total Gross Internal Floor Area = 79.75 m<sup>2</sup> (858 ft<sup>2</sup>).**



Not actual photo of property

## The Penthouse

The Penthouse Apartment is a truly unique and individual home. Set at the top of the building and covering the whole of the fifth floor space, the 3 bedroom all en-suite accommodation is unrivalled. The breathtaking views from all windows are wonderful. The approximately 5m (15ft) wide set of patio doors in the lounge command uninterrupted sea views. The ever changing coastal scenery is bewilderingly magnificent.

The accommodation is built partly into the roof, adding character, style and intimacy to the apartment. There is a wealth of features, with direct lift access to this floor controlled by the Penthouse owners. The ceilings incorporate roof lights casting natural light beams and shadows across surfaces adding to the rooms appeal. The master bedroom includes a dressing room and en-suite facilities.

The semi open plan kitchen with its granite breakfast bar, is a feature of the room. From the dining area access is gained to the roof terrace via an oak staircase and sliding patio doors. The terrace features a hot tub, seating area and panoramic sea views plus access to the upper castellated tower, a further leisure area, as well as providing the most magnificent views in all directions.

The apartment offers two further double bedrooms, with en-suite shower room and en-suite bathroom respectively. There is a separate guest cloakroom, storage cupboard and utility space.

*The Penthouse Truly is a Unique Home.*



# The Penthouse Fifth Floor



Fifth Floor Penthouse

### The Penthouse

L Shaped Lounge, Kitchen & Dining: 13200mm max x 7800mm max (43'4" max x 25'7" max).  
 Bedroom 1: 4450mm x 3100mm (14'7" x 10'2") (Dressing Room: 3100mm x 2900mm (10'2" x 9'6").  
 Bedroom 2: 3300mm x 3050mm (10'10" x 10'0").  
 Bedroom 3: 4100mm x 3100mm (13'5" x 10'2").  
**Total Gross Internal Floor Area = 164.96 m2 (1775 ft2).**

# The Penthouse Fifth Floor



Penthouse Roof Terrace

