

# THE PEARL

A beautiful Grade II  
listed building





# ABOUT THE DEVELOPMENT

Set within mature walled grounds, this beautiful Grade II listed building has been sympathetically converted to create a fabulous range of 2 bedroom apartments. The accommodation is laid out over two storeys, with lift access to the east side of the first floor. Each apartment comes with an allocated parking space. There is an age restriction for the residents of 55 and over. The apartments are fitted with a modern kitchen and bath/shower room whilst retaining the grandeur of this iconic building.



# LOCATION

Located in the popular residential district of Hartley, a 1/2 mile north of the City Centre. There are many nearby amenities in Higher Compton which include a convenience store, petrol station, bakery, pharmacy, doctors surgery, post office and public houses. In addition, there is regular public transport to both the City Centre and other parts of the City.





# LEASE INFORMATION

Each apartment comes with a new lease of 999 years and the apartment owners will also have an equal share of the freehold interest.

A 12 month service charge schedule will be available at the time of reservation.



# THE APARTMENTS

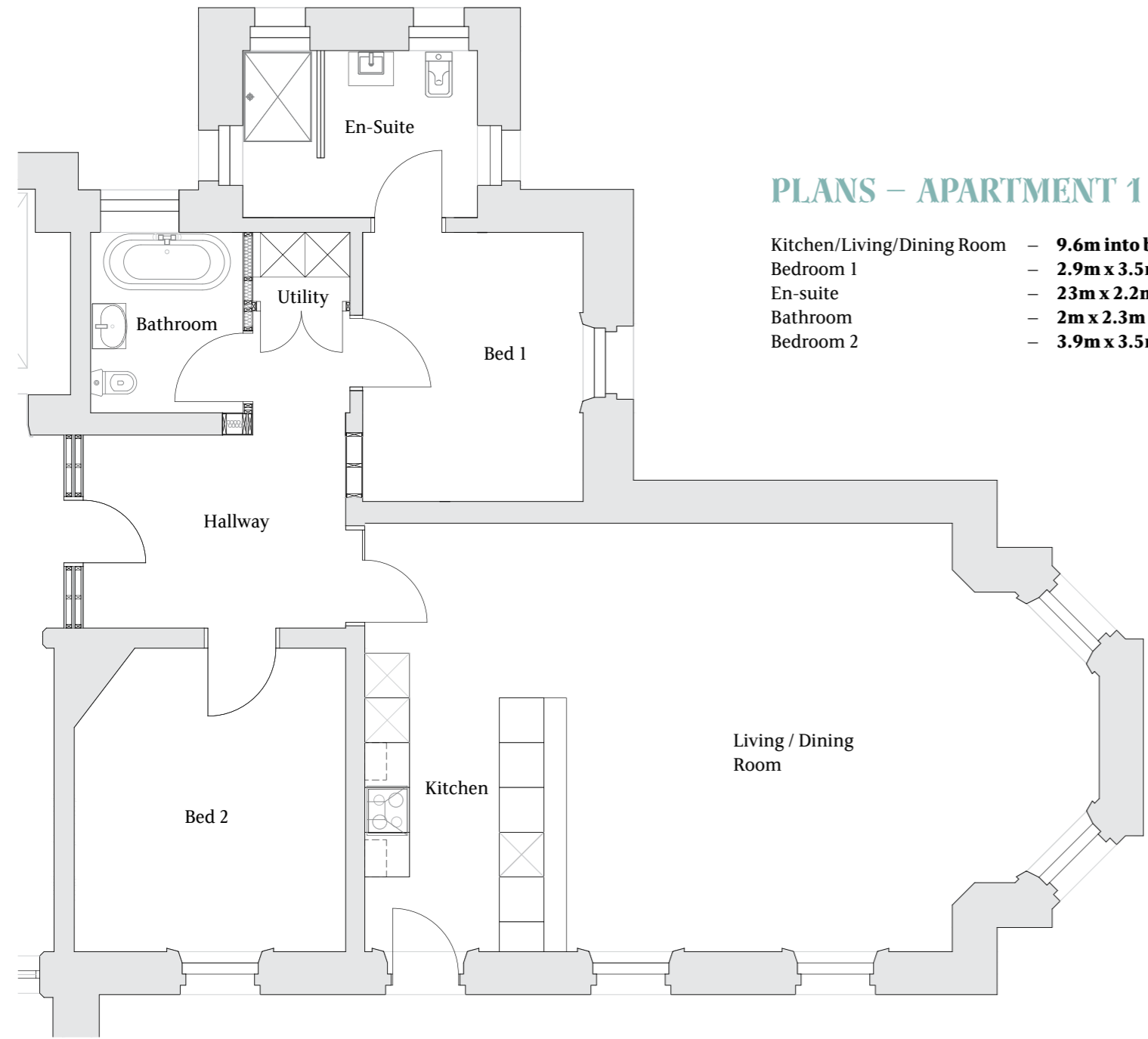
These spacious two-bedroom apartments have a fabulous blend of a superior period residence combined with attractive new build styling. The grandeur that is on offer from this listed building includes high ceilings and has retained as many period features as possible.

Each apartment has a unique layout with high gloss kitchens with solid worksurfaces and an excellent range of integrated appliances plus a mix of contemporary bathrooms and en-suites.

There are various floor coverings throughout the apartments including carpeting, engineered oak flooring and tiling.

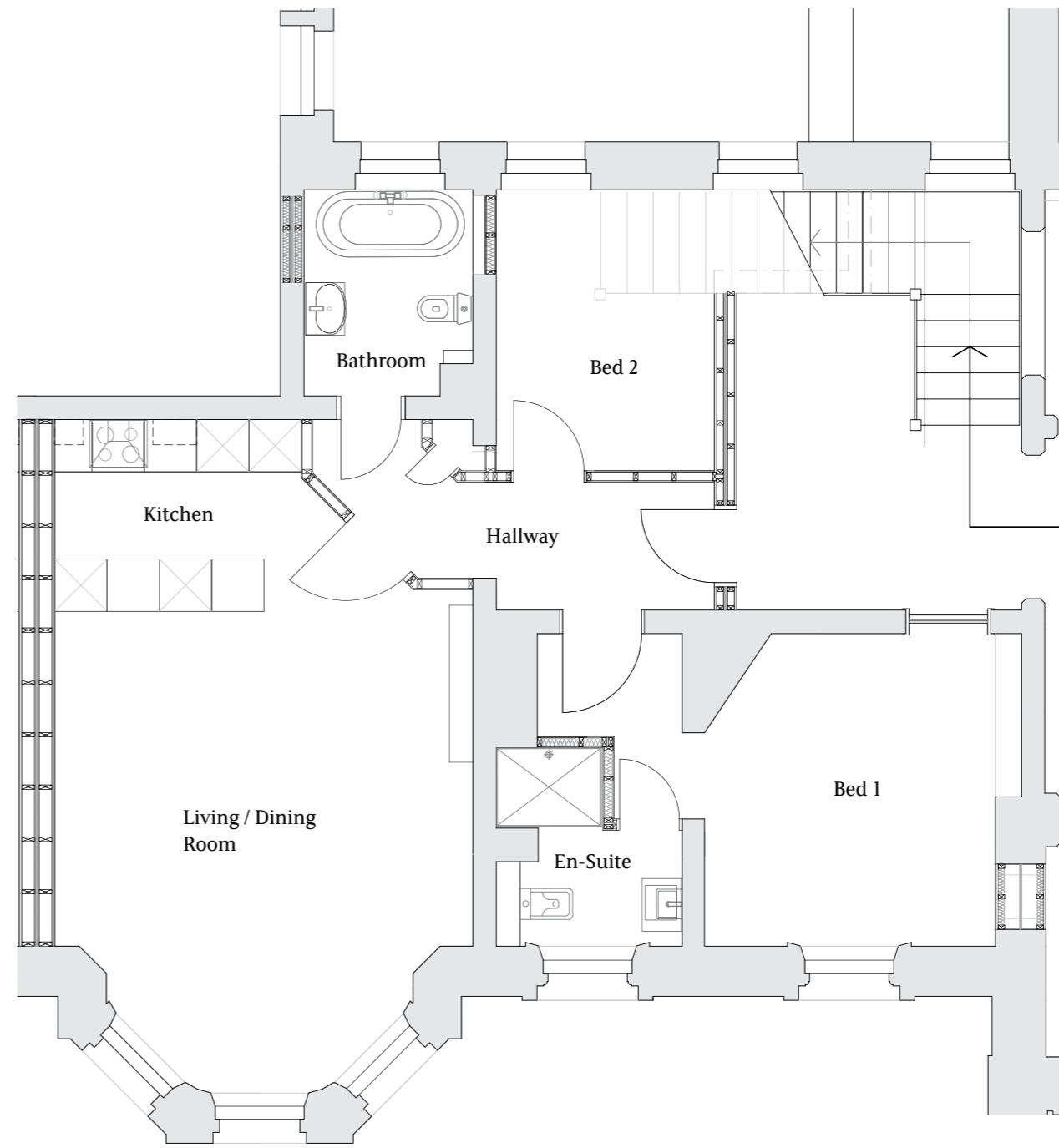
All of the apartments come with an entry phone system, gas central heating and an allocated parking space. There is also a lift which gives access to selected first floor apartments.





### PLANS – APARTMENT 1

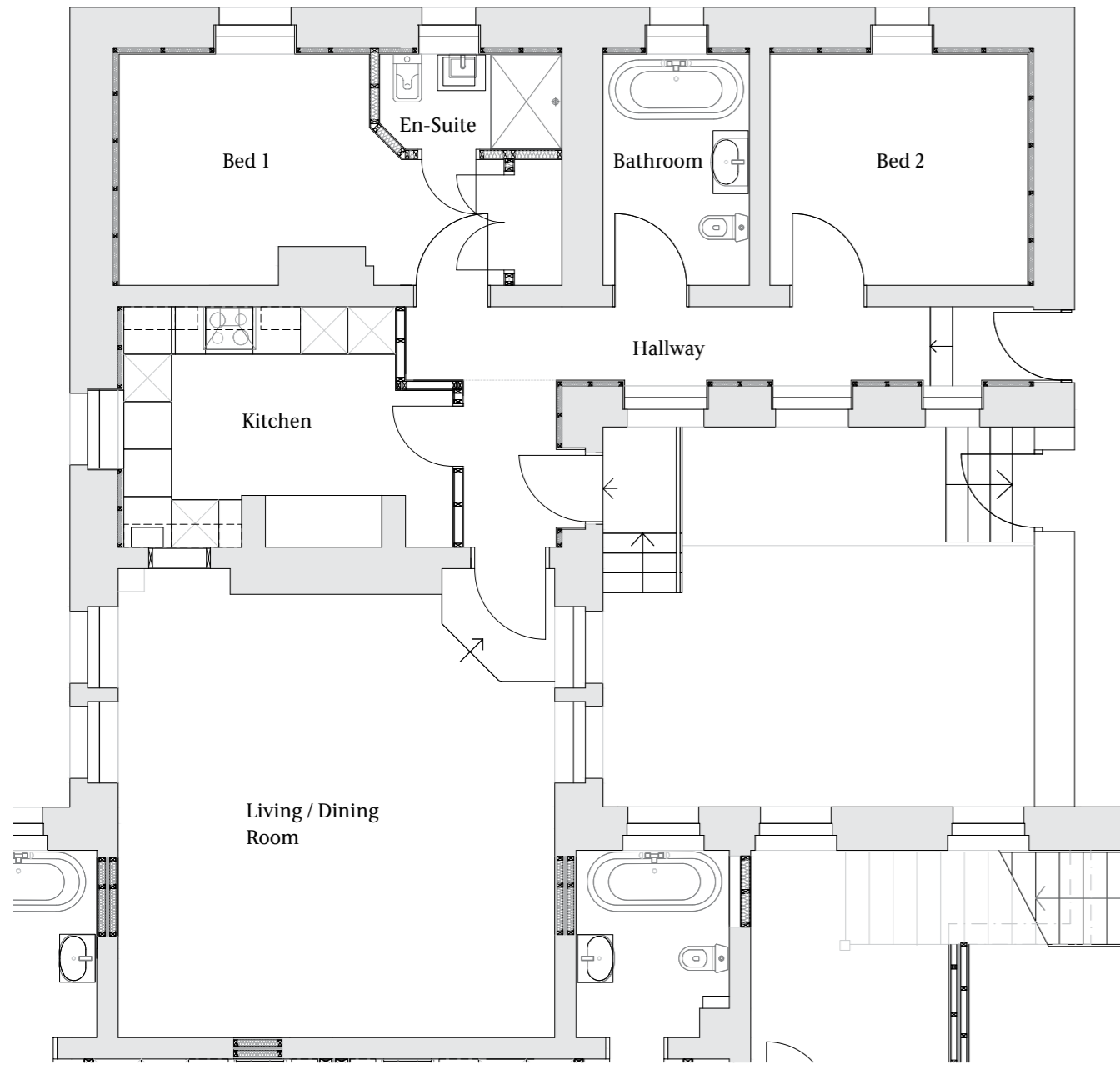
- Kitchen/Living/Dining Room – **9.6m into bay x 5.6m**
- Bedroom 1 – **2.9m x 3.5m**
- En-suite – **2.3m x 2.2m**
- Bathroom – **2m x 2.3m**
- Bedroom 2 – **3.9m x 3.5m**



### PLANS – APARTMENT 2

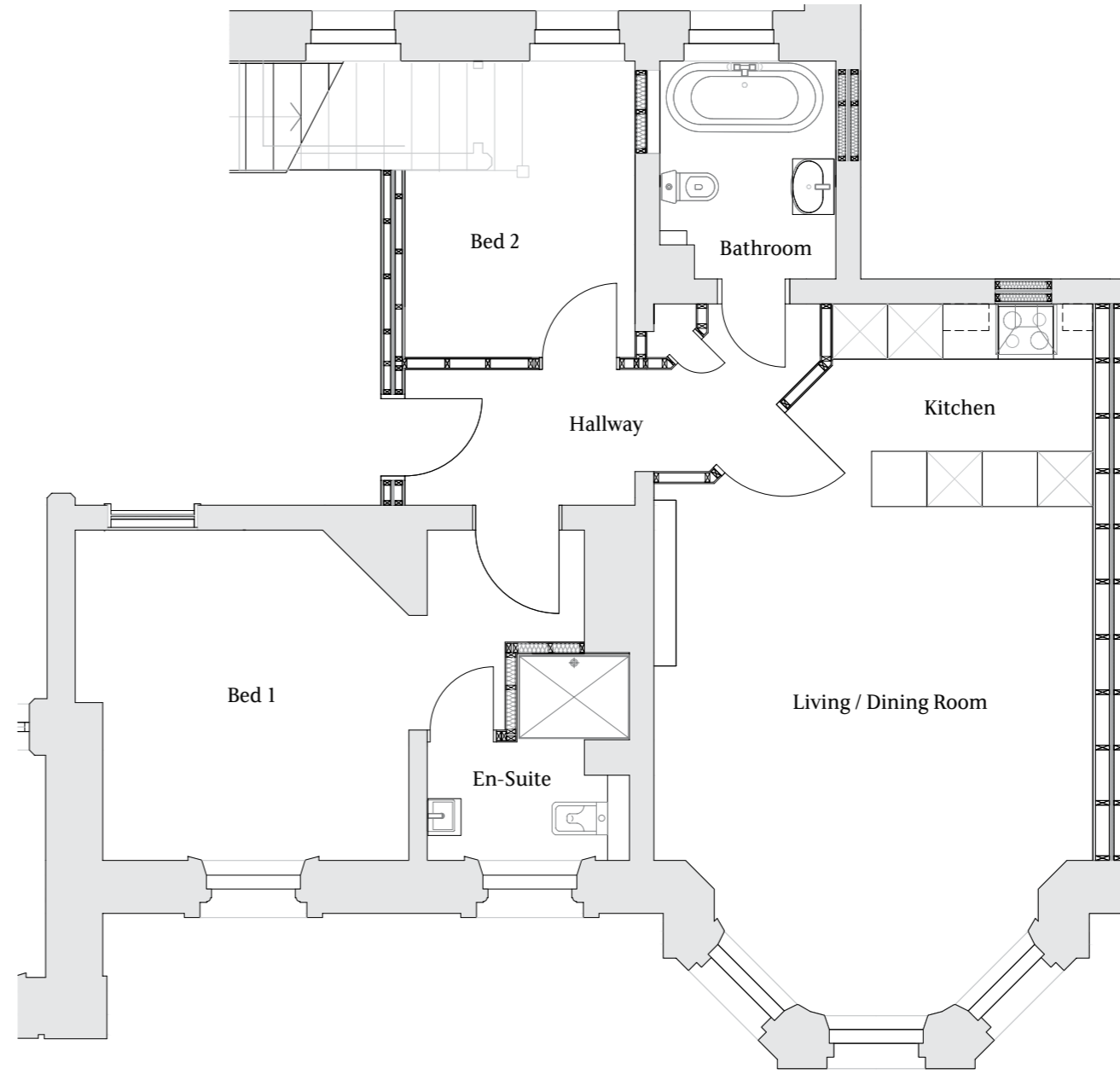
- Kitchen/Living/Dining Room – **7.5m into bay x 4.65m**
- Bedroom 1 – **3.25m x 3.5m**
- En-suite – **2m x 2.2m**
- Bedroom 2 – **2.4m x 3.1m**
- Bathroom – **1.9m x 2.3m**





### PLANS – APARTMENT 3

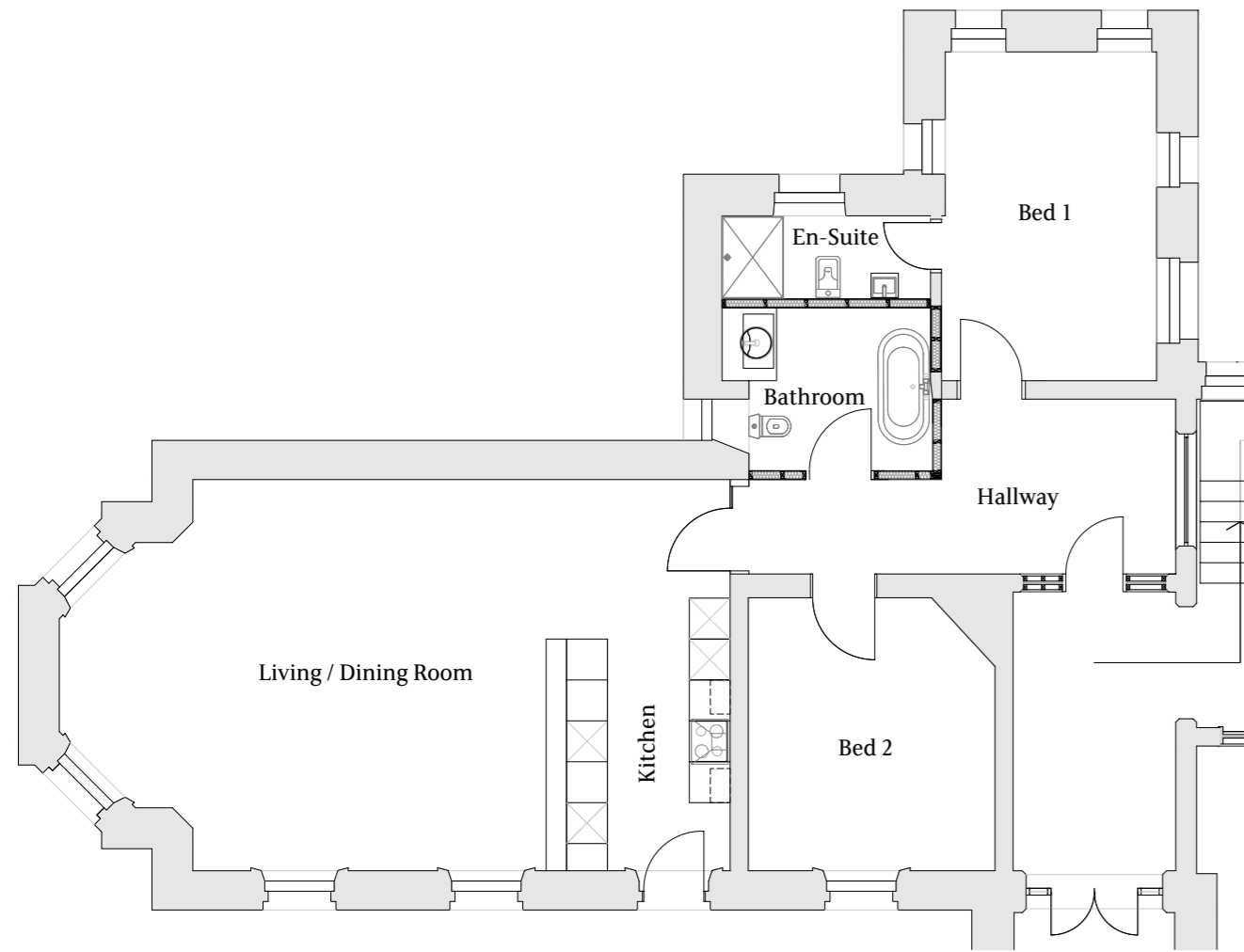
- Living/Dining Room – 5.3m x 5.4m
- Kitchen – 4m x 3m into recess
- Bedroom 1 – 4.5m plus wardrobe x 2.8m
- En-suite – 2.2m x 1.2m
- Bedroom 2 – 3.2m x 2.8m
- Bathroom – 1.8m x 2.8m



### PLANS – APARTMENT 4

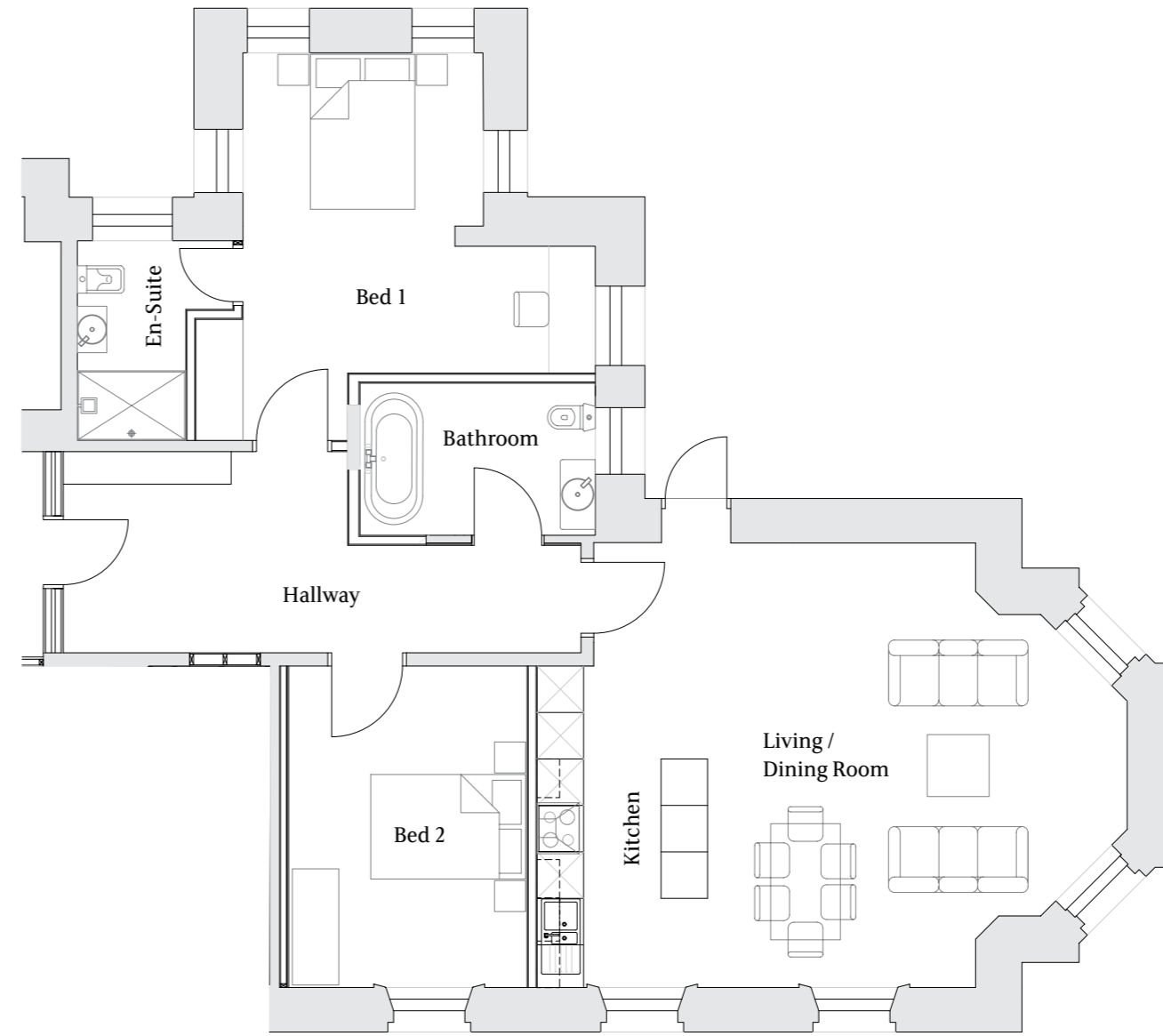
- Kitchen/Living/Dining Room – 7.5m x 4.6m
- Bedroom 1 – 3.5m x 3.2m plus recess
- En-suite – 2.1m x 2.2m
- Bathroom – 1.85m x 2.3m
- Bedroom 2 – 2.4m x 3.1m





### PLANS – APARTMENT 5

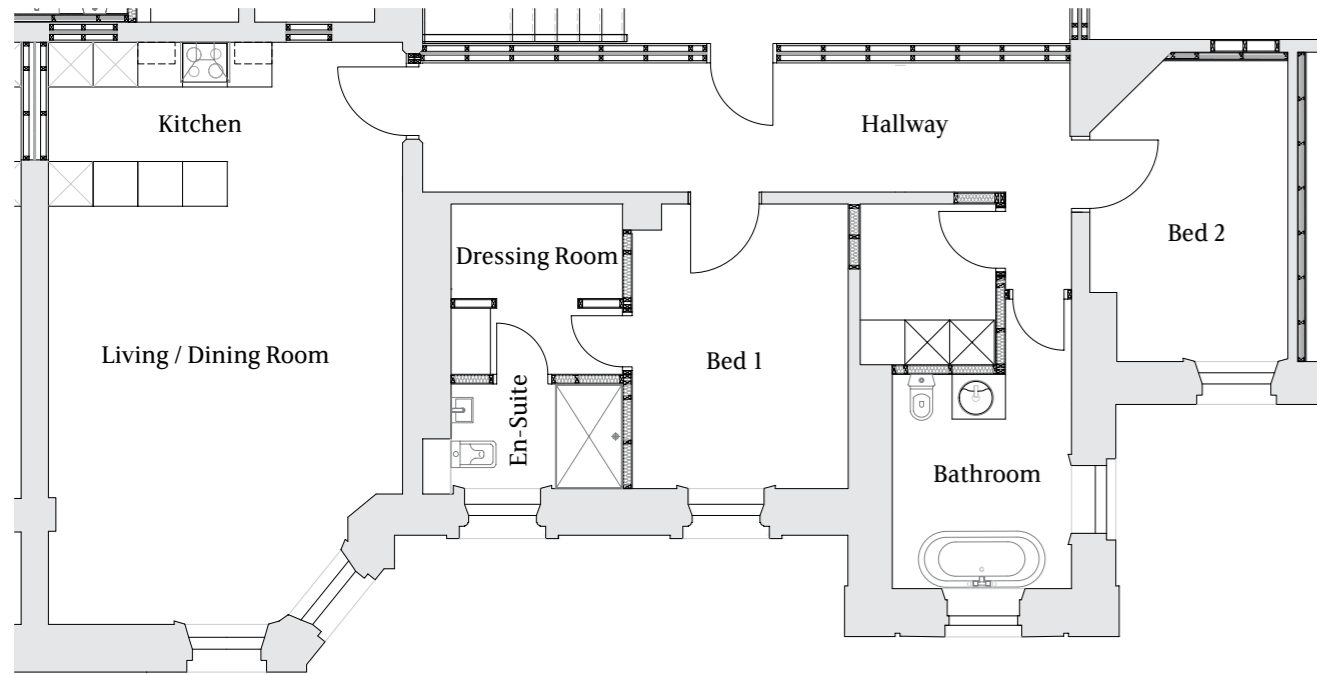
- Kitchen/Living/Dining Room – **9.6m into bay x 5.6m**
- Bedroom 1 – **3m x 4.7m**
- En-suite – **2.9m x 1.2m**
- Bedroom 2 – **3.5m x 3.9m**
- Bathroom – **3m into recess x 2.3m**



### PLANS – APARTMENT 6

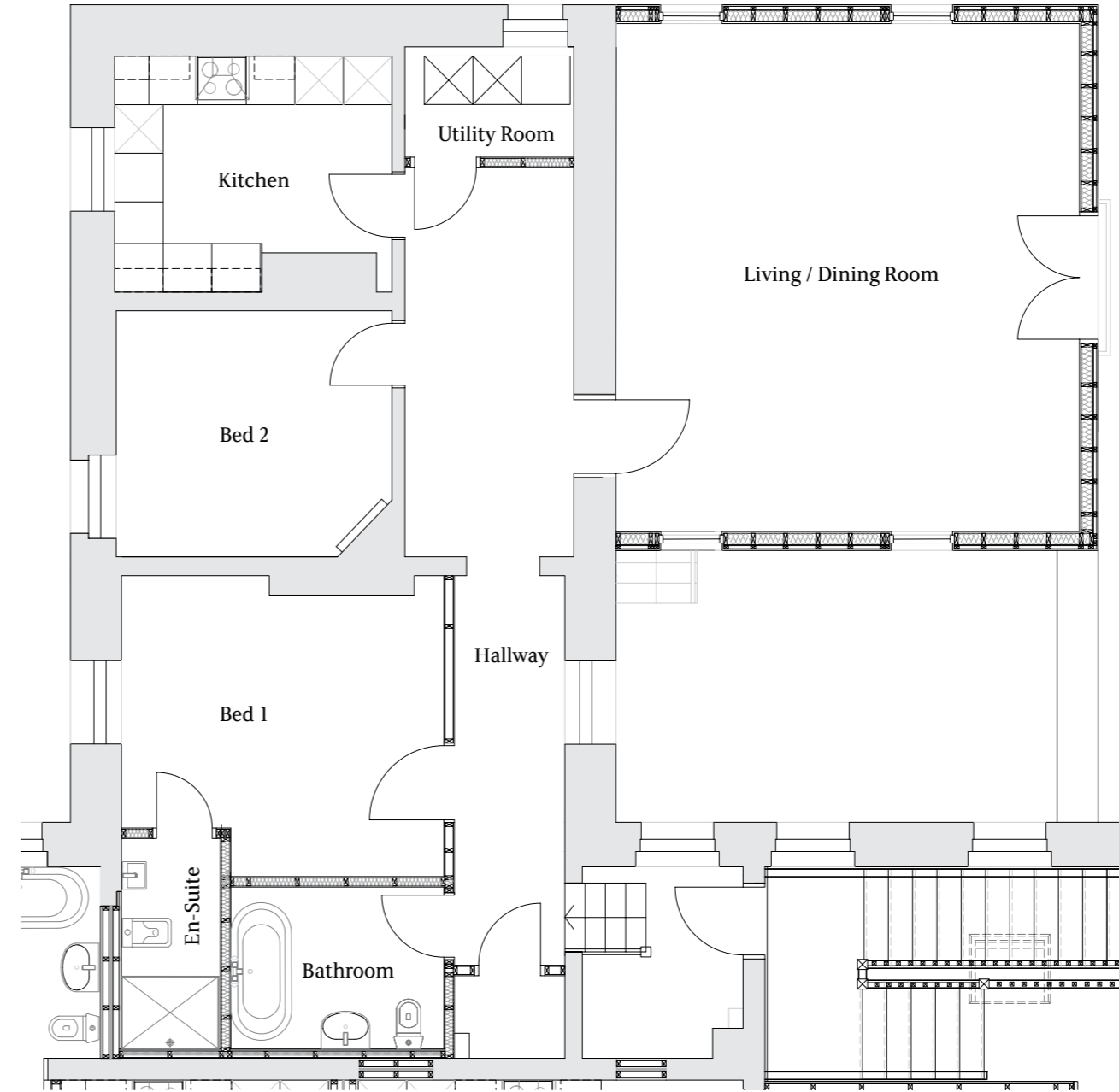
- Kitchen/Living/Dining Room – **7.4m into bay x 5.6m**
- Bedroom 1 – **5m into recess x 4m**
- En-suite – **1.35m x 2.5m**
- Bedroom 2 – **3m x 4m**
- Bathroom – **2.95m x 1.9m**





### PLANS – APARTMENT 7

- Kitchen/Living/Dining Room – **7.6m into bay x 4.6m**
- Bedroom 1 – **2.9m x 3.7m**
- Dressing Room – **2.2m x 2.2m**
- En-suite – **1.3m x 2.2m**
- Bathroom – **2.3m x 2.8m**
- Utility Room – **2.1m x 1.8m**

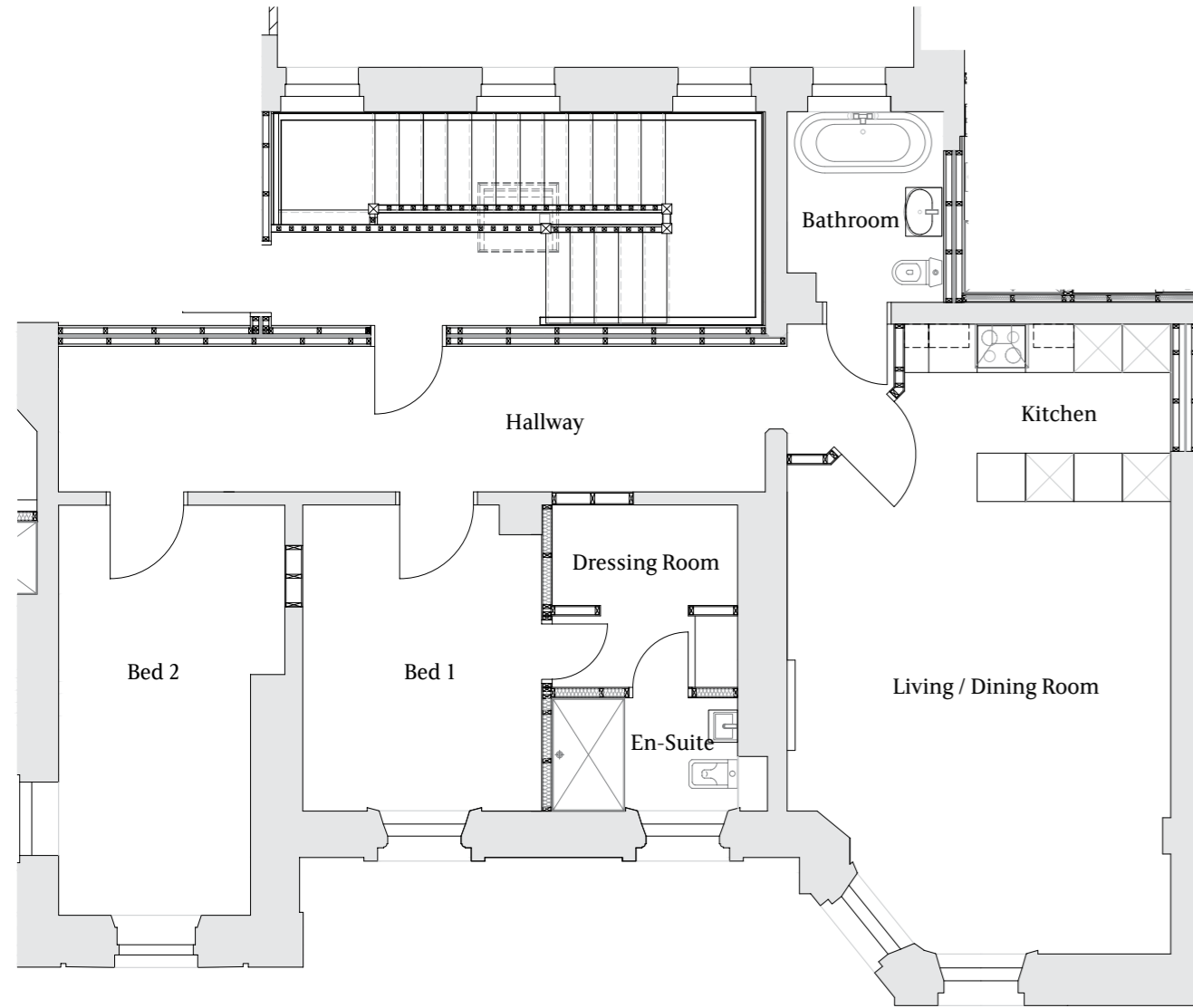


### PLANS – APARTMENT 8

- Living/Dining Room – **6.1m x 5.5m**
- Kitchen – **3.3m x 2.8m**
- Bedroom 1 – **3.9m x 3.6m**
- En-suite – **1.2m x 2.5m**
- Bathroom – **2.6m x 1.95m**
- Utility Room – **2m x 1.3m**

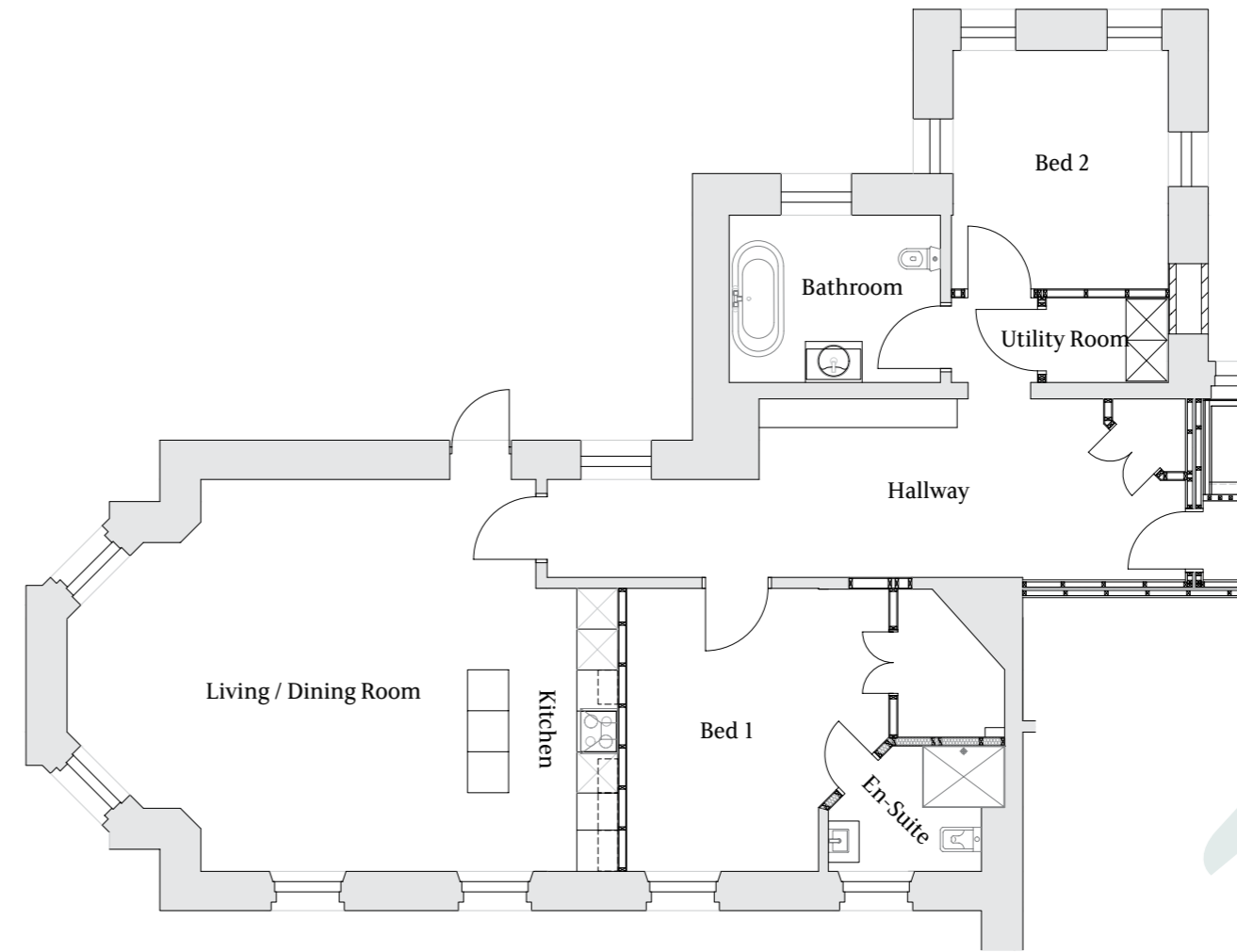






### PLANS – APARTMENT 9

- Kitchen/Living/Dining Room – **7.6m into bay x 4.6m**
- Bedroom 1 – **2.9m x 3.7m**
- Dressing Room – **2.2m x 2.2m**
- En-suite – **2.2m x 1.4m**
- Bedroom 2 – **2.3m x 4.9m**
- Bathroom – **1.9m x 1.9m**



### PLANS – APARTMENT 10

- Kitchen/Living/Dining Room – **7.8m into bay x 5.6m**
- Bedroom 1 – **3.7m x 4m**
- En-suite – **2.2m x 1.8m (max)**
- Bedroom 2 – **3.1m x 3.4m**
- Bathroom – **2.4m x 3m**
- Utility Room – **1.2m x 1.7m**





# SPECIFICATION

## General

- Gas central heating
- Audio entry phone system
- White sockets and switch plates
- Period style internal doors
- Chrome and satin ironmongery
- Ornate period cornicing to some reception rooms
- Allocated parking space
- Cycle storage

## Living Room

- Engineered oak hardwood floor (Kelmscott Nude Oak 14mm)
- Impressive period fireplaces in some apartments
- Light grey matt emulsion walls
- Darker grey emulsion feature wall
- White satin finish woodwork
- White matt emulsion ceiling

## Bedrooms

- Light grey matt emulsion walls
- Darker grey feature wall
- White emulsion ceiling
- White satin finish woodwork
- Carpet to floor area

## Bathrooms

- White modern sanitaryware
- Freestanding roll-top baths and fitted baths
- Wall mounted white gloss vanity units
- Chrome fittings and heated towel rails
- Stylish style chrome basin and bath taps
- Tiled floors and textured wall tiles to shower and bath area

## En-Suite's

- Spacious walk-in showers 900mm x 900mm (varying sizes this is the min)
- Modern square head shower kit and additional hand held shower head
- Wall mounted white gloss vanity units
- Chrome fittings and heated towel rails
- Stylish style chrome basin and bath taps with countertop ceramic sink to wall mounted white vanity gloss unit
- Tiled floors and textured wall tiles to shower

## Kitchen

- Italian high gloss handleless wall and base units
- Pietra solid work surfaces with matching upstand
- Grey glass splashback behind hob

- Hard wearing large inset single bowl sink and drainer in granite white to match worktop
- Single lever mixer tap in brushed steel
- Bosch stainless steel electric double fan oven and grill
- Bosch front touch control ceramic hob in black
- Stainless steel chimney extractor
- Culina integrated 50/50 split fridge and freezer
- Culina integrated dishwasher
- Apartments without utility rooms will also have an integrated Culina washer dryer
- Brushed stainless steel sockets and switch plates
- Led lighting
- Engineered oak hardwood floor (Kelmscott nude oak 14mm)

\*Please note there may be slight variations to each apartment. please check with the sales advisor for exact specification for each apartment

\*Colour choices for work surfaces and kitchen units available, subject to time of build

For more information please contact



LANG TOWN  
& COUNTRY

LAND & NEW HOMES

01752 256000

[property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

All buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Floor Plans:** Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement.

These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Due to the bespoke style and design of the individual apartments, the specification is set out as a guide and we encourage you to confirm the final finishes in the individual apartments prior to making a reservation.

