



The Courtyard

8A CARLTON CRESCENT
SOUTHAMPTON
SO15 2EZ

Elegant abode

The Courtyard



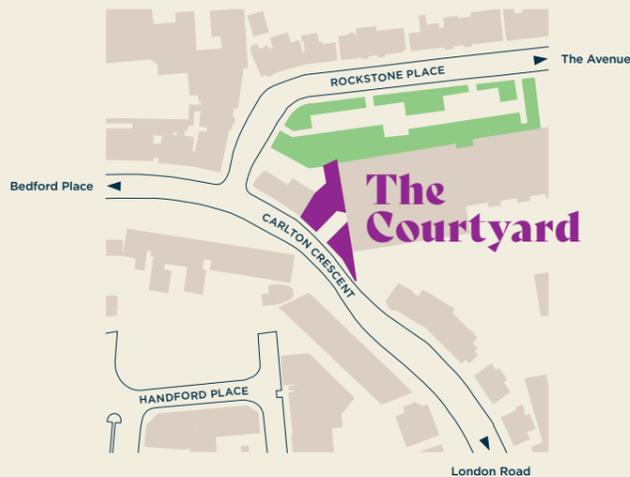
Rockstone Place

The Courtyard development in Carlton Crescent presents a rare opportunity to own a modern apartment within a beautiful Regency style building in the beating heart of Southampton – one of the most culturally diverse and economically vibrant cities on the south coast.



Carlton Crescent

The striking Regency properties that line Carlton Crescent and neighbouring Rockstone Place were built in the 1800s to provide prestigious accommodation for affluent families in the genteel upper quarter. The Carlton Crescent Conservation Area was designated in 1972 to protect the architectural integrity and visual splendour of the buildings and for many years the majority were used as headquarters for many trades. It is therefore very exciting to have these stunning properties returned to residential use. As locations go, Carlton Crescent is hard to beat. It's just around the corner from Bedford Place, a lively street lined with cafés, bars and restaurants, hair and beauty salons, small boutiques and a Sainsbury's Local supermarket. Take the short walk across Watts Park and you'll be in Southampton's bustling Cultural Quarter, with its modern theatre, live music venues, art galleries and more. And a few steps further on is Westquay, one of the region's most popular shopping centres and leisure destinations. You couldn't live closer to the action if you tried.



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Exciting lifestyle

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The city centre has many green areas to explore, including a series of central parks that run through the main shopping district and the sprawling Southampton Common, with its 365 acres of woodland, ponds, lakes and parkland.



See touring West End musicals at the Mayflower Theatre or lie back and watch the latest blockbuster film at the state-of-the-art 10 screen Showcase Cinema de Lux in Westquay South.



There's history here, too, with medieval walls and Tudor buildings on view around the lower end of town and numerous references to the Titanic, which set out from Southampton on its maiden voyage in 1912.

49
parks and
1,140
hectares of open
space



Local bus services are excellent, and with the city's new e-scooter service (now in a trial stage) you can hire and ride scooters at convenient points across the city centre.

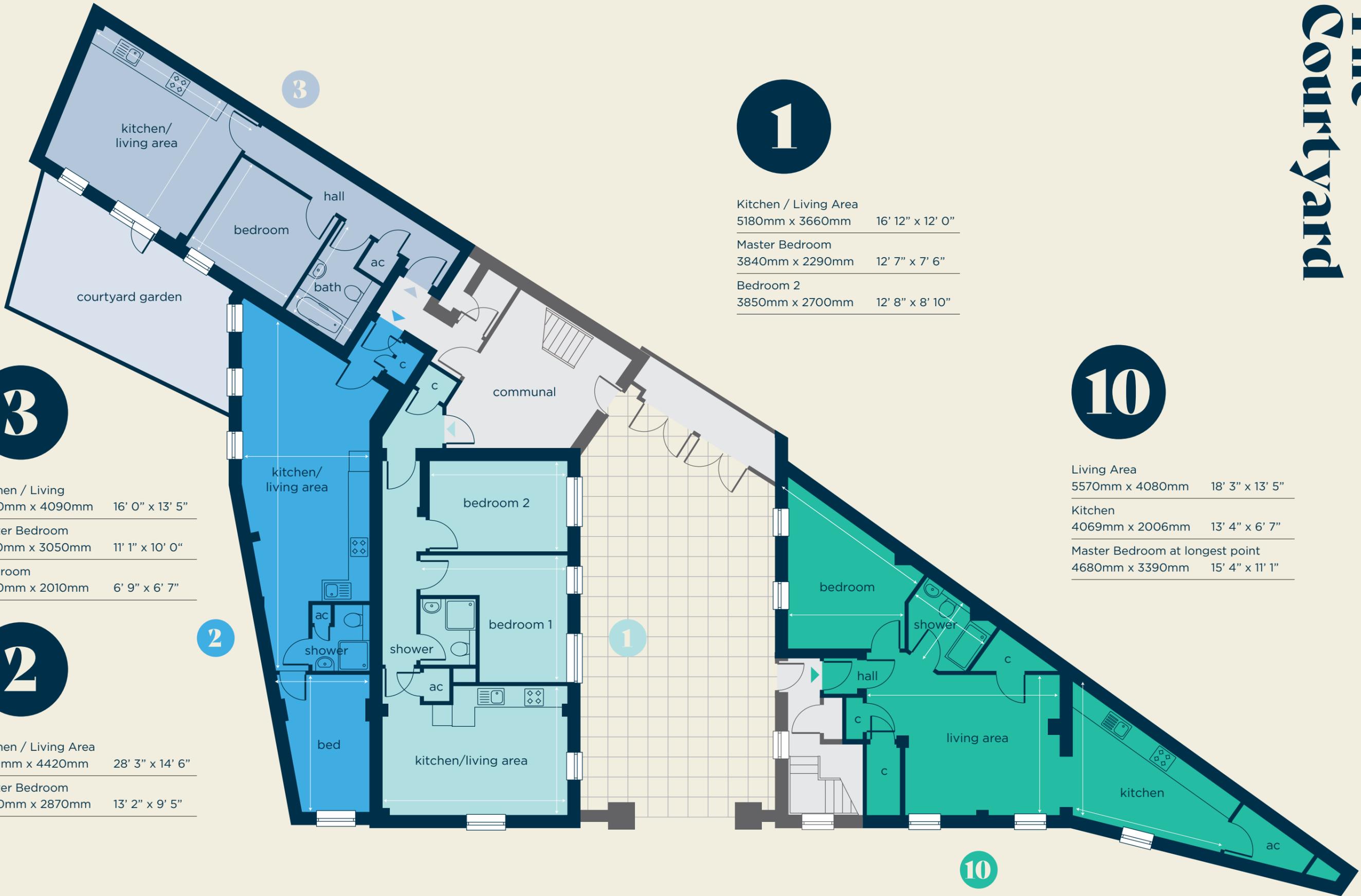


Love your sports? Then try diving at the Quays Swimming and Diving Complex, skiing at the Alpine Snowsports Centre and (at Christmas) ice skating on the temporary rink at Westquay.



You'll be spoilt for choice when it comes to eating out thanks to the abundance of dining options including wine bars, cocktail bars, bistros and restaurants with a waterside view.

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1

Kitchen / Living Area	5180mm x 3660mm	16' 12" x 12' 0"
Master Bedroom	3840mm x 2290mm	12' 7" x 7' 6"
Bedroom 2	3850mm x 2700mm	12' 8" x 8' 10"

10

Living Area	5570mm x 4080mm	18' 3" x 13' 5"
Kitchen	4069mm x 2006mm	13' 4" x 6' 7"
Master Bedroom at longest point	4680mm x 3390mm	15' 4" x 11' 1"

3

Kitchen / Living	4880mm x 4090mm	16' 0" x 13' 5"
Master Bedroom	3380mm x 3050mm	11' 1" x 10' 0"
Bathroom	2050mm x 2010mm	6' 9" x 6' 7"

2

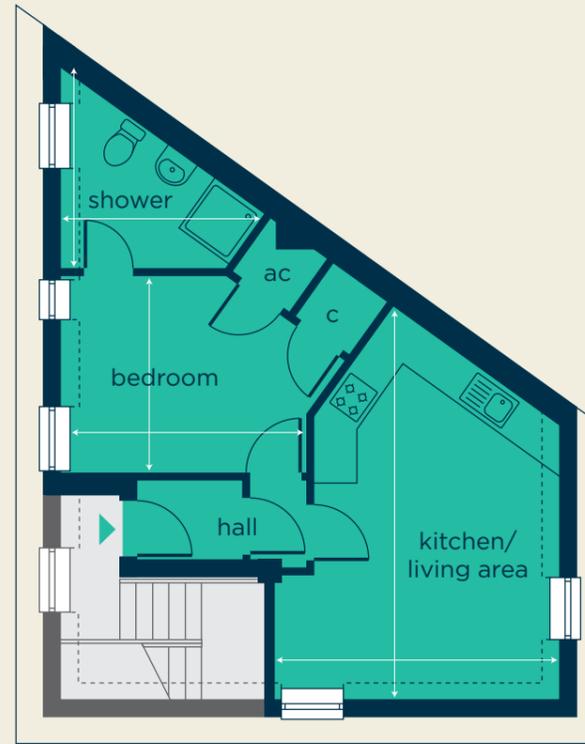
Kitchen / Living Area	8610mm x 4420mm	28' 3" x 14' 6"
Master Bedroom	4020mm x 2870mm	13' 2" x 9' 5"

Ground floor

The Courtyard



First floor



Second floor

Vibrant economy

As a city, Southampton performs very well on a long list of economic metrics including jobs, skills, work-life balance, commute times, housing affordability and income equality.

The city's excellent transport links by bus, coach (National Express) and train offer fast access to coastal cities including Bournemouth, Brighton and Portsmouth, with regular trains direct to London Waterloo in around 1hr 15mins. If you are travelling by car both the M3 and the M27 motorways are in easy reach. For trips further afield, Southampton Airport currently offers flights to 40+ destinations at home and abroad.

Statistics source: <https://data.southampton.gov.uk>. GVA (B): Gross Value Added using the balanced measure.



By plane from Southampton Airport

Amsterdam	1hr 30
Bergerac	1hr 30
Dublin	1hr 29
Edinburgh	1hr 24
Ibiza	2hrs 25
Majorca	2hrs 25
Manchester	1hr 09
Mykonos	3hrs 53



By train direct from Southampton Central

London Waterloo	1hr 19
Winchester	17 mins
Portsmouth	40 mins
Brighton	1hr 40
Bournemouth	29 mins
Weymouth	1hr 29
Bristol	1hr 38
Manchester	4hr 6



By bike from The Courtyard

Showcase Cinema	7 mins
Ocean Village	11 mins
Isle of Wight ferry	8 mins
Southampton Common	5 mins
Southampton Central	7 mins
St Mary's Stadium	7 mins
Royal Victoria Country Park	32 mins
Hamble-le-Rice	40 mins

All times are approximate.



Superior specification



Kitchens

- Fully integrated Stafford Perfect Sense Matt White kitchens
- Bosch single oven
- 4-zone ceramic hob
- Stainless steel pyramid chimney canopy
- Zanussi integrated 70/30 fridge/freezer
- Integrated 45cm slimline dishwasher
- Integrated washer/dryer
- Quartz worksurface with matching upstands and splashback
- 1.5 undermount stainless steel sink
- Chrome mono block tap

Bathrooms

- Roca bathroom (concealed wc, bath in apartments 3, 6 & 9, handwash basin with units under)
- Thermostatic showers with both rainfall and handheld shower heads
- Porcelanosa floor and wall tiles to bathrooms and shower rooms (principal areas)
- Recessed spotlights

Internal

- Period sash windows
- Secure intercom entry
- Electric heating
- TV and BT points in lounge and bedrooms
- Each home is prewired to receive satellite and terrestrial TV
- Capable of BT Fibre Broadband
- Woodpecker Stratex Flooring to kitchens and lounges
- Chiltern Carpet to hallways and bedrooms (exception of hallways in apartments 2, 5 & 9)
- Smoke detectors

External

- Communal fire alarm
- Attractive gated front courtyard
- Bin store area
- Cycle hoops
- Build Zone 10-Year Structural Warranty

Photography shows previous Orchard developments.

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Help to Buy

The Government backed Help to Buy scheme is available at The Courtyard apartments for first-time homebuyers over the age of 18 years. Terms and conditions apply.



Our vision

We have been building homes since 1997 and are proud of our extensive portfolio. Our vision was to be recognised for creating communities, with inspirational design and outstanding workmanship. We're proud to say we turned that vision into reality.

The future

To continue to create individually designed houses and apartments with their own unique characters.



Orchard Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed. This brochure does not constitute an offer or contract and Orchard Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.

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All enquiries



02380 713950
southampton_rds@savills.com



02382 544544
southampton@chartersestateagents.co.uk



orchard-homes.co.uk
+44 (0) 23 8023 3343