

# ROYAL — COURT — NETLEY



An exclusive waterside retirement community with breathtaking views across Southampton Water

**HARTWOOD**   
RESIDENTIAL

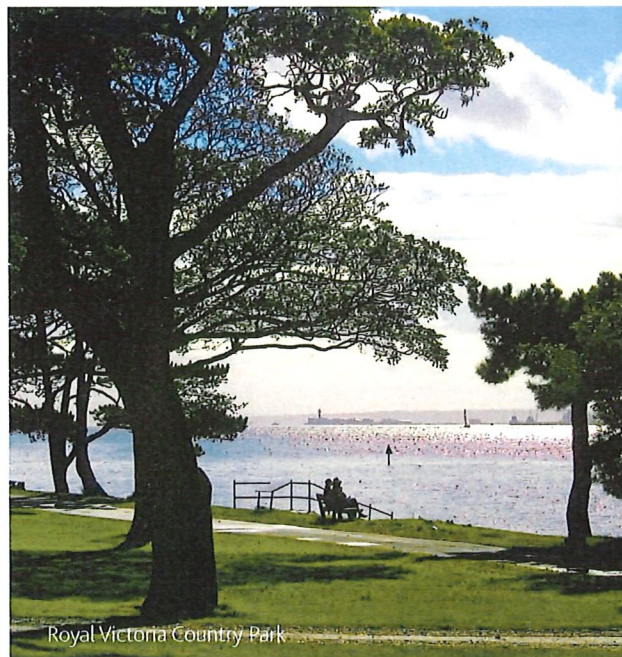
Another high quality development from the Highwood Group



Computer generated image of the apartments

Set within the beautiful Netley Abbey Conservation Area and close to the shores of the south coast's premier sailing waters, Royal Court is an exquisite collection of just nine, one and two-bedroom prestigious apartments with concierge services, luxurious specifications, private landscaped gardens and stunning views across Southampton Water.

# The lifestyle you've dreamed of in a place you'd love to call home



Royal Victoria Country Park



Sailing on Southampton Water

The south coast is renowned for its remarkable landscapes, exciting maritime culture and vibrant communities. Lying at the heart of it all is Netley Abbey, a charming, waterside village and the setting for Royal Court, a stylish development of just nine, one and two-bedroom luxury retirement apartments that sit within the beautiful Netley Abbey Conservation Area.

This is a place for the lifestyle you've dreamed of; a fabulous setting, breathtaking views and exciting pursuits - everything

Cover image shows Royal Victoria Country Park

you want to really enjoy your later years with the safety, security, comfort and peace of mind you value. It's all here, in a sumptuous apartment that offers imposing space, magnificent detailing, a suite of impressive concierge services that includes, but is not limited to cleaning, ironing, personal shopping and booking travel and tourism trips, making life at Royal Court more akin to a hotel stay.

This is a place you'd love to call home.

ROYAL  
— COURT —  


# Royal Court, serene and picturesque - a place where life feels better...

One of the south coast's most desirable locations with village life, a rich social and waterside scene and everything you need close at hand.



Netley Abbey



West Quay, Southampton



Hamble Marina



The ruins of Netley Abbey's medieval monastery reflect an historic charm that's loved by local residents and tourists alike.

Nestling in a haven of serenity and overlooking one of the country's most sought-after shorelines, Royal Court has everything close at hand. From its beautiful conservation area setting to the neighbouring Royal Victoria Country Park, the popular River Hamble and the bustling marinas that pepper the coastline, this really is a place where life feels better.

Lying just to the east of the city of Southampton, Netley Abbey is quaint, historic yet remarkably accessible for both the residents who value traditional village life and the visitors who flock to the Solent to enjoy the rich social,

shopping and sailing scene this area is so renowned for.

Situated close to some of the best road and rail networks in the country, the village brings travel to areas beyond Southampton within easy reach. The M27/M3/A3 motorways to Portsmouth and Bournemouth and beyond are a short distance away and the local mainline railway station makes for a straightforward commute to London. Of course, being so close to the sea has its travel benefits too; the Isle of Wight and European destinations are just across the water.



Computer generated image, viewed from Victoria Road

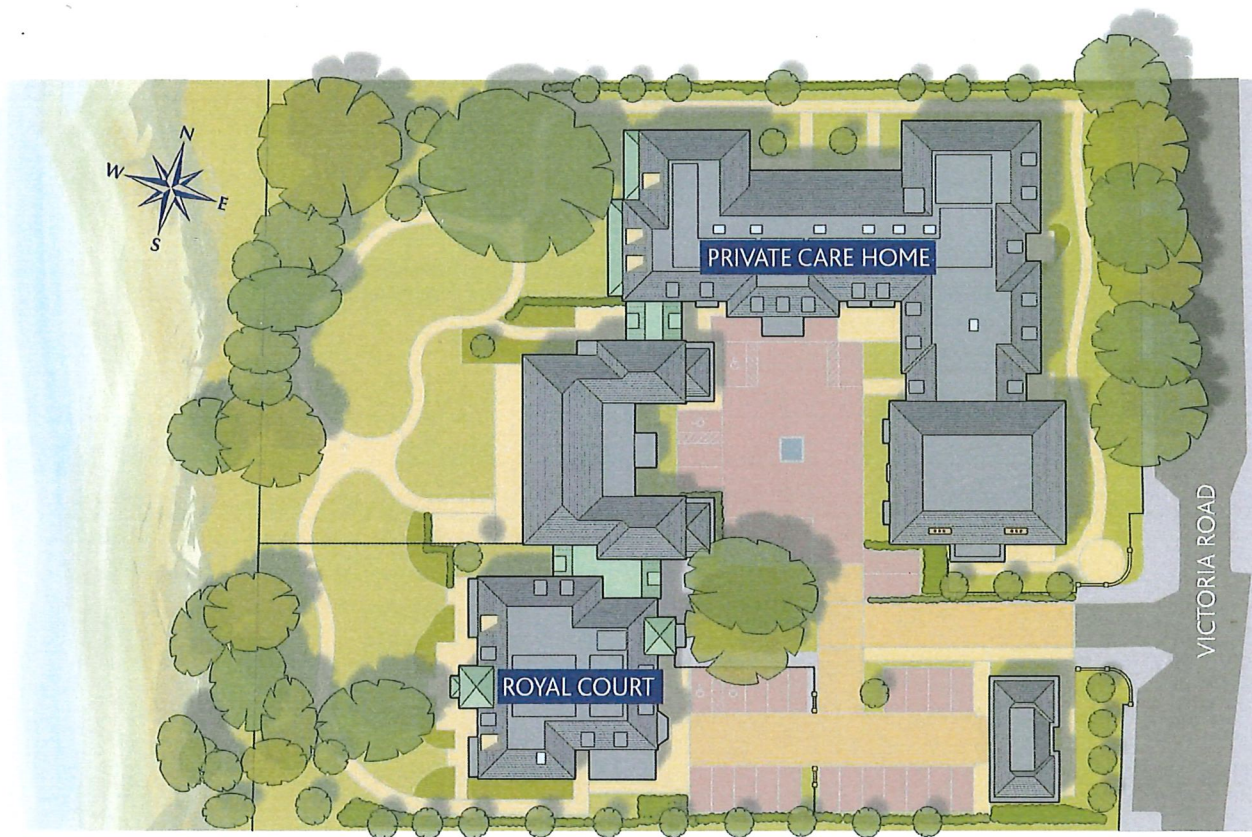


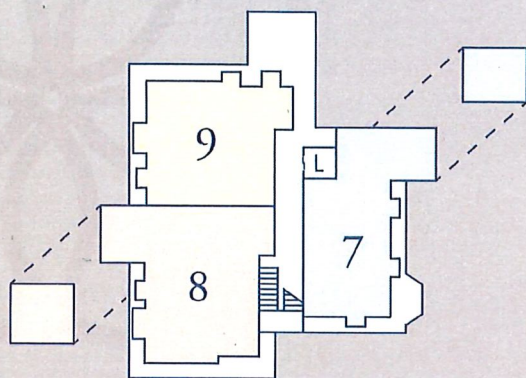
## Tastefully designed with privacy, security and elegance in mind.

Royal Court has been designed with privacy, security and an exquisite grandeur in mind. Each of the nine elegant apartments and penthouse suites has access to its own landscaped garden and private parking, which is accessed through a secure, private driveway that's shared with Hartwood's superb 65-bed care home.

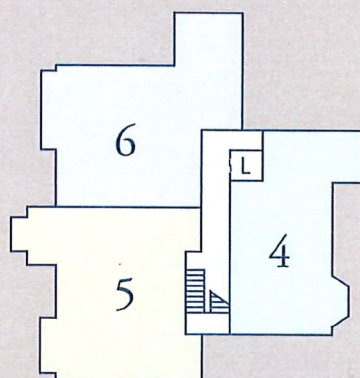
Every apartment within this magnificent, three-story building benefits from outstanding views, from the majority that capture the adjacent waterfront to those that enjoy far-reaching views over Netley Abbey, yet each retains a characteristic individuality and undisturbed aspect that makes Royal Court a pleasure to come home to.

**ROYAL**  
— COURT —  

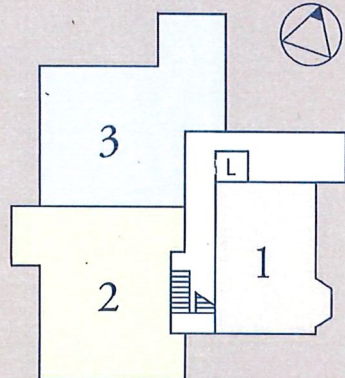





SECOND FLOOR

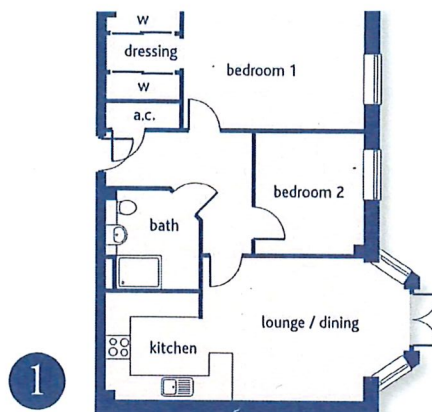
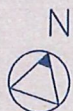


FIRST FLOOR



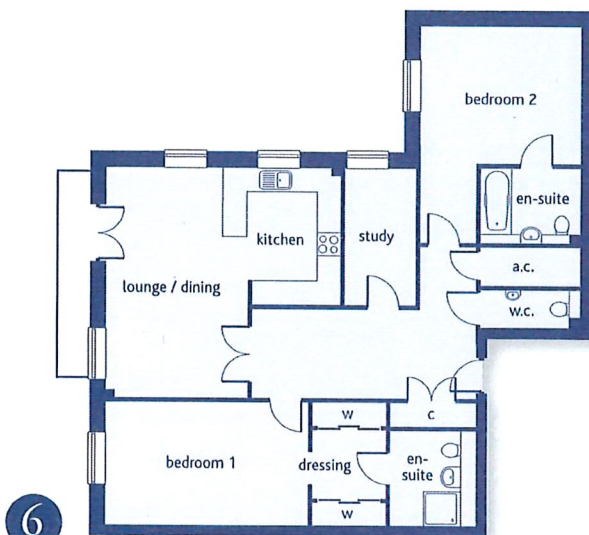
GROUND FLOOR

↑ Southampton Water



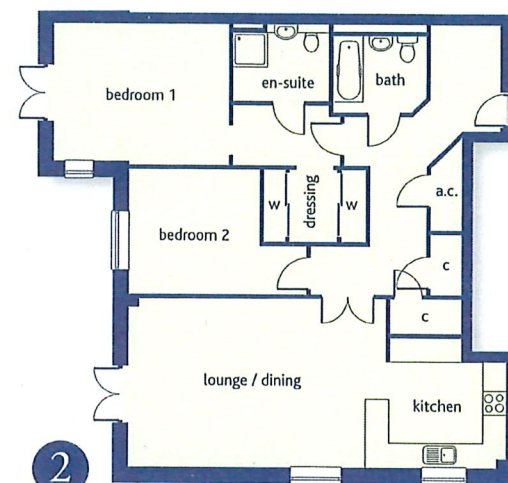
|               |               |               |
|---------------|---------------|---------------|
| Kitchen       | 7'10 x 8'11   | 2395 x 2720   |
| Lounge/Dining | 12'1* x 17'3* | 3683* x 5262* |
| Bedroom 1     | 10'2 x 15'5   | 3097 x 4700   |
| Bedroom 2     | 9'2 x 10'2    | 2810 x 3098   |
| Bathroom      | 7'10 x 8'4    | 2395 x 2550   |

\*maximum dimension



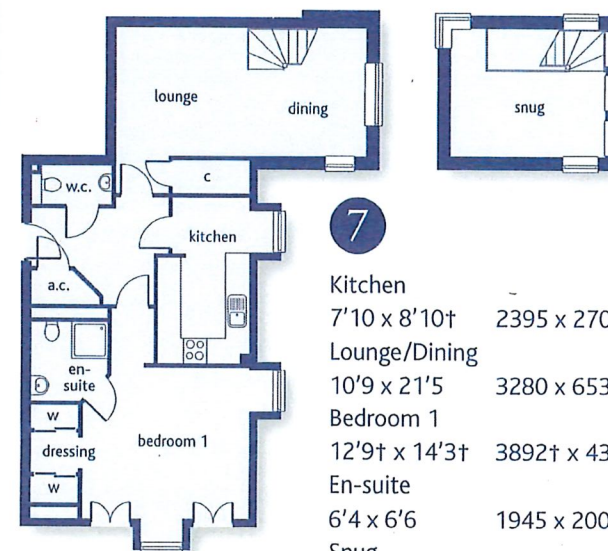
|               |              |              |
|---------------|--------------|--------------|
| Kitchen       | 7'7 x 11'8   | 2310 x 3565  |
| Lounge/Dining | 11'11 x 19'8 | 3648 x 6010  |
| Study         | 6'0 x 11'8   | 1835 x 3565  |
| Bedroom 1     | 10'3 x 17'4  | 3145 x 5295  |
| En-suite      | 6'0 x 7'10   | 1850 x 2405  |
| Bedroom 2     | 11'7† x 13'6 | 3530† x 4112 |
| En-suite      | 6'4 x 8'4    | 1945 x 2538  |

†minimum dimension



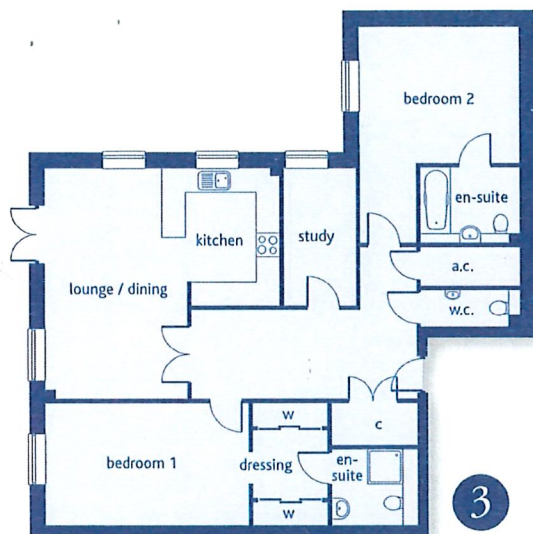
|               |              |              |
|---------------|--------------|--------------|
| Kitchen       | 9'1 x 9'9    | 2770 x 2980  |
| Lounge/Dining | 14'5 x 21'11 | 4395 x 6690  |
| Bedroom 1     | 12'2 x 15'0  | 3730 x 4580  |
| En-suite      | 6'8 x 8'2    | 2045 x 2500  |
| Bedroom 2     | 10'6† x 11'0 | 3200† x 3365 |
| Bathroom      | 6'6 x 7'10   | 1990 x 2400  |

†minimum dimension



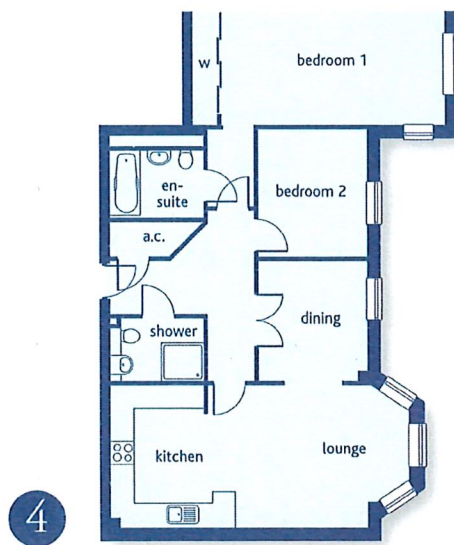
|               |               |               |
|---------------|---------------|---------------|
| Kitchen       | 7'10 x 8'10†  | 2395 x 2700†  |
| Lounge/Dining | 10'9 x 21'5   | 3280 x 6535   |
| Bedroom 1     | 12'9† x 14'3† | 3892† x 4355† |
| En-suite      | 6'4 x 6'6     | 1945 x 2000   |
| Snug          | 7'1† x 13'3   | 2170† x 4035  |

†minimum dimension



|               |              |              |
|---------------|--------------|--------------|
| Kitchen       | 7'7 x 11'8   | 2310 x 3565  |
| Lounge/Dining | 11'11 x 19'8 | 3648 x 6010  |
| Study         | 6'0 x 11'8   | 1835 x 3565  |
| Bedroom 1     | 10'3 x 17'4  | 3145 x 5295  |
| En-suite      | 6'0 x 6'4    | 1850 x 1945  |
| Bedroom 2     | 11'7† x 13'6 | 3530† x 4112 |
| En-suite      | 6'4 x 8'4    | 1945 x 2550  |

†minimum dimension



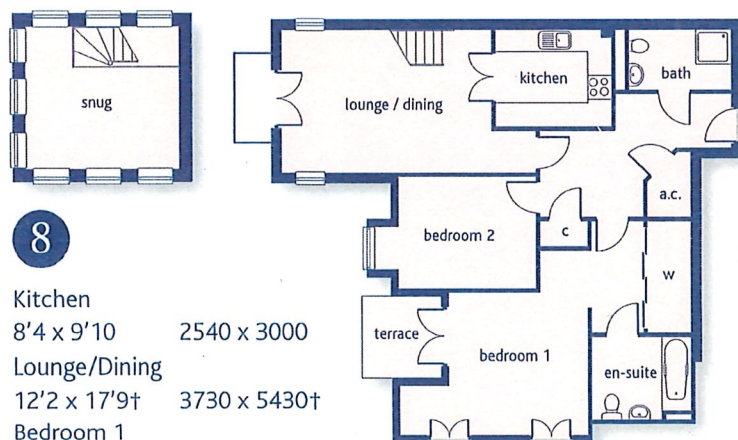
|           |              |              |
|-----------|--------------|--------------|
| Kitchen   | 7'10 x 12'1  | 2395 x 3683  |
| Lounge    | 12'1 x 17'3* | 3683 x 5262* |
| Dining    | 9'2 x 10'2   | 2810 x 3097  |
| Bedroom 1 | 10'9 x 19'1† | 3280 x 5820† |
| En-suite  | 5'8 x 7'9    | 1750 x 2383  |
| Bedroom 2 | 9'2 x 10'8   | 2810 x 3262  |
| Shower    | 5'2 x 7'10   | 1587 x 2395  |

\*maximum dimension †excluding wardrobes



|               |              |              |
|---------------|--------------|--------------|
| Kitchen       | 9'1 x 9'9    | 2770 x 2980  |
| Lounge/Dining | 14'5 x 21'11 | 4395 x 6690  |
| Bedroom 1     | 12'2 x 15'0  | 3730 x 4580  |
| En-suite      | 6'8 x 8'2    | 2045 x 2500  |
| Bedroom 2     | 10'6 x 11'0† | 3200 x 3365† |
| Bathroom      | 6'6 x 7'10   | 1990 x 2400  |

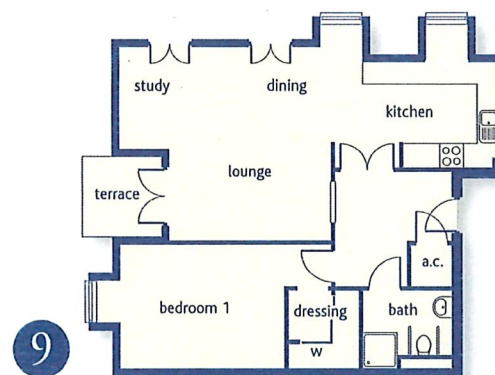
†minimum dimension



|               |              |              |
|---------------|--------------|--------------|
| Kitchen       | 8'4 x 9'10   | 2540 x 3000  |
| Lounge/Dining | 12'2 x 17'9† | 3730 x 5430† |
| Bedroom 1     | 12'2† x 11'9 | 3705† x 3590 |
| En-suite      | 6'10 x 8'5   | 2100 x 2580  |
| Bedroom 2     | 9'5 x 11'8†  | 2875 x 3555† |

|          |             |              |
|----------|-------------|--------------|
| Bathroom | 5'3 x 8'6   | 1600 x 2595  |
| Snug     | 8'7† x 13'3 | 2620† x 4035 |

†minimum dimension



|                     |              |              |
|---------------------|--------------|--------------|
| Kitchen             | 8'11† x 14'3 | 2727† x 4360 |
| Lounge/Dining/Study | 13'8† x 16'4 | 4180† x 4995 |
| Bedroom 1           | 10'3 x 14'0† | 3145 x 4280† |
| Bathroom            | 6'4 x 7'5    | 1945 x 2275  |

†minimum dimension





Imagine light, space, lavish interiors and a meticulous attention to the finishing touches – then imagine yourself here.

Royal Court has been designed with detail and individuality in mind – from the light and space that pervades every home to the meticulous attention to the finishing touches, yet no two apartments share the same outstanding specification or interior layout. Each has a look and feel of its own, from exquisite reception rooms with vaulted ceilings and lavish master suites with dressing rooms and en-suites to terraces, balconies and

penthouse courtyards and towers with captivating views.

The finest materials, including Karndean wood flooring in a range of finishes and the granites and work surfaces that sit alongside next generation appliances and fittings to combine with bespoke kitchens and bathrooms while environmental, entertainment, safety and security technologies work seamlessly throughout and with effortless control.

# Superb specifications and exquisite details

Every luxuriously appointed apartment at Royal Court has been bought to life with stylish finishes, exquisite details and unrivalled specifications that include energy saving features and next generation technologies to keep you safe and sound and happy to be home.

## Kitchens

- Bespoke kitchens by Second Nature in range of finishes\*
- Appliances, including mid-level oven, cooker hood, microwave, washer/dryer, dishwasher, winecooler\*
- Granite worktops in black/white/charcoal\*
- Karndean wood flooring
- Under pelmet lighting
- Recessed ceiling spotlights

## Bathrooms

- En-suite showers and bathrooms to all apartments
- Fitted and tiled shower cubicles and baths
- Showers with full screen enclosures
- Moisture resistant recessed spotlights
- Fitted mirrors with LED backlighting option
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

## Bedrooms

- Master bedroom suites with dressing rooms/walk-in wardrobes and en-suites
- Bespoke wardrobes with spotlights in dressing rooms
- Bedside lamp fittings in main bedroom and spotlights to dressing area

## Finishes

- Solid timber, argon-filled, double-glazed sash windows and twin lounge doors
- Neutral paint finishes
- Oak/maple veneered doors\*
- Chrome door furniture

## Technology

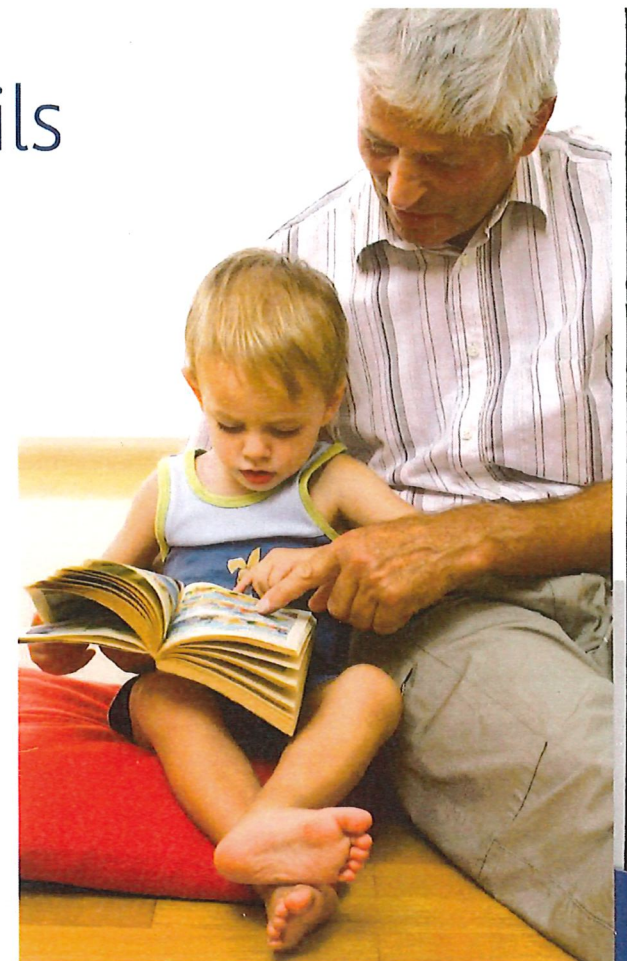
- All apartments designed to exceed Code Level 4 for thermal performance for reduced energy costs
- Telephone and television points to living rooms and bedrooms
- Sky/Sky+ connections in living rooms and bedrooms

- Phone video entry system to entrance
- 24 emergency call system via personal pendant alarm and call in bathroom
- Intruder alarm option
- Warden call system
- PIR entrance lighting
- Low energy balcony lighting
- Mains wired door bells
- Mains connected smoke and heat detector
- Mains connected carbon monoxide detector
- Fire sprinkler system

## Heating

- Heating with Ideal Logic ultra-efficient gas fired boiler with gas saver feature
- Whole-house heat recovery ventilation units installed

\*Exact specifications may vary – check individual apartment datasheet



“The home should be the treasure chest of living.”

Le Corbusier



Langstone Court, Portsmouth



Hartwood House, Lyndhurst

# Building inspirational homes

**HARTWOOD**  
RESIDENTIAL

Hartwood Residential, the partnership between renowned developer, Highwood Group, our financial partner, Cinnamon Care Capital and one of the South of England's leading care providers, Hartford Care, is committed to building inspirational homes and creating retirement communities that put lifestyle choices, beautiful living spaces and outstanding care first.

We know that wellbeing, peace of mind and freedom to live life the way we choose is what matters most to homebuyers as they reach retirement age. Together with our joint venture specialist care partner, Hartford Care, we've devised schemes that take account of the needs of a new generation of property buyers who value comfort, safety and quality, but not at the cost of luxury, good design or character.

We know that discerning buyers expect high specifications, stylish features and settings that ensure their investment

is the right one and we've made it our business to meet those exacting demands. We're committed to selective, prestigious development and stunning architecture and then we go further with a portfolio of concierge services, intelligent technologies and energy-saving features that work effortlessly and simply make life easier.

Naturally, retirement living has its own set of unique prerequisites, so we incorporate features that focus on safety and support. This includes general assistance as well as

assisting in the arrangement of non-specialist requirements such as respite care facilities, 24 hour emergency support and care for more specialist needs; these services being potentially delivered either by the care home or through a domiciliary care provider.

We know that ours is a philosophy that works. We're creating beautiful, worry-free communities and futures – and buildings that people really want to call home...