

**AH** | ATHELSTAN  
HOUSE

## AH | WHY ATHELSTAN

Regarded as the first King of a united England, King Athelstan resided in his palace in Gloucester, where he lived up until the early 10th century.

As one of the first developments within the coming regeneration of the Kings Quarter area of the City, Athelstan House provides an excellent opportunity to take advantage of this regeneration at an early stage.

Athelstan House is an exclusive development of 14 two bedroom apartments finished to a high standard, in an excellent location for modern day living with the city centre, leisure centre and supermarkets only moments away.

It also benefits from fantastic transport links with the train and bus stations in close proximity.

## AH | DEVELOPMENTS IN THE LOCAL AREA

Gloucester is a city currently undergoing much regeneration, with the now revitalised Docks area the first of several major areas of planned improvement. The surrounding area to Athelstan House is to undergo major investment from early 2016 onwards.

A massive £60m investment is being made into Kings Quarter, estimated to be completed by 2018, it will include 150,000 square foot of retail space, a new cinema and several restaurants.

Additionally, the bus and train stations are due for £6.4m and £2m upgrades respectively, due to be completed by the end of 2016.

With all of this only 2 minutes walk away, Athelstan House looks set to offer an excellent lifestyle and investment opportunity.



Eastern Elevation



Gloucester Docks



Quays Outlet



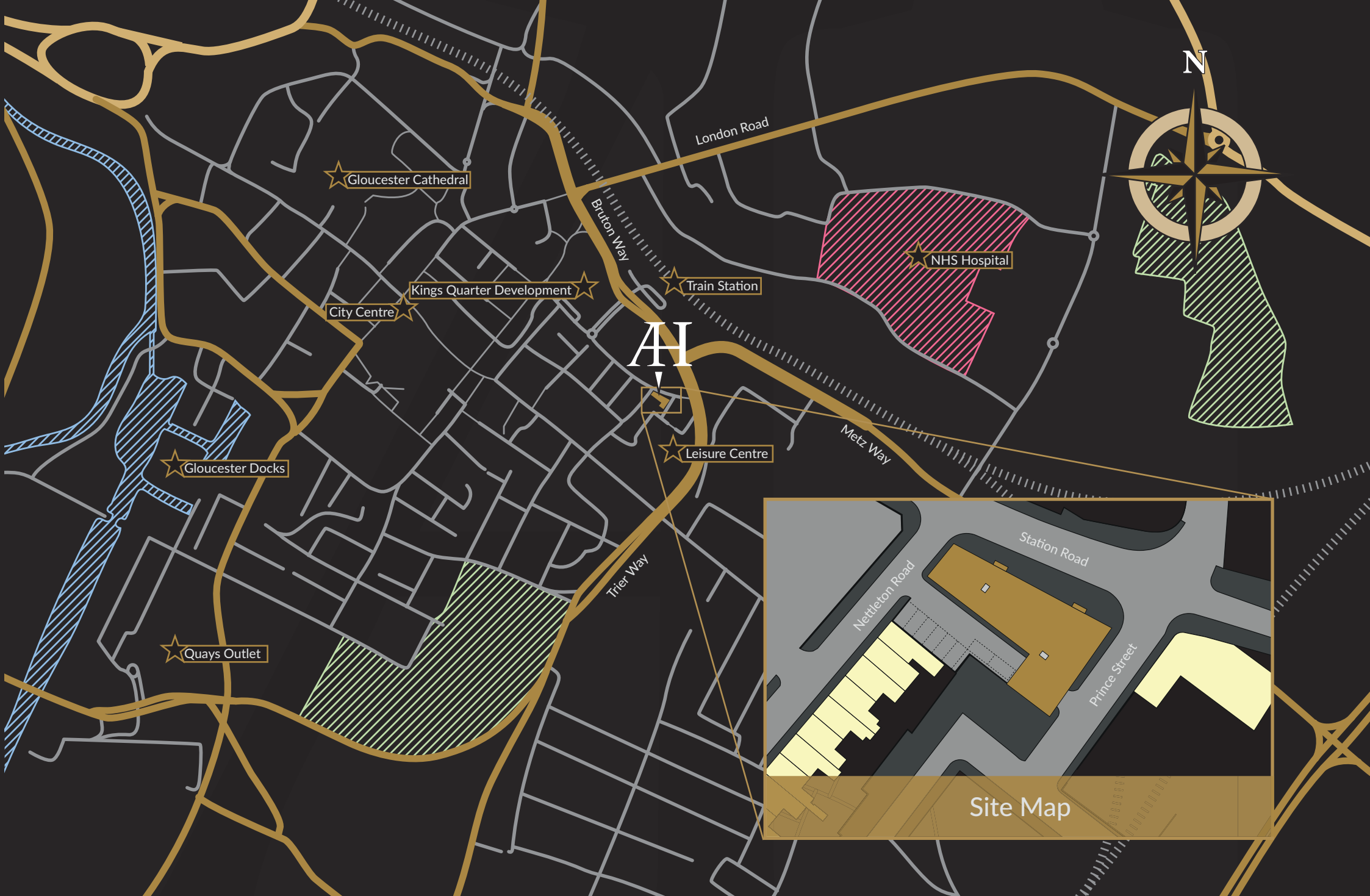
Train Station



Kingsholm Stadium



Gloucester Cathedral



★ Gloucester Cathedral

★ Kings Quarter Development

★ City Centre

★ Train Station

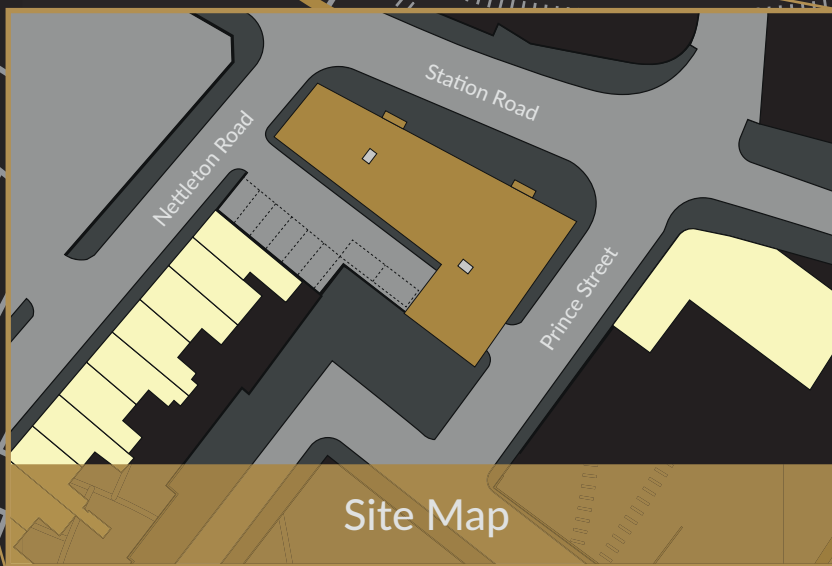
★ NHS Hospital

★ Gloucester Docks

★ Leisure Centre

★ Quays Outlet

AI



Site Map



Northern Elevation

# GROUND FLOOR



## Apartment 1

708ft<sup>2</sup> | 216m<sup>2</sup>

Living / Kitchen / Dining  
8.20m max x 4.18m max

Bedroom 1  
3.52m x 3.22m min

Bedroom 2  
4.05m x 2.55m min

Bathroom  
2.00m x 1.95m

## Apartment 3

765ft<sup>2</sup> | 233m<sup>2</sup>

Living / Kitchen / Dining  
6.57m max x 5.92m max

Bedroom 1  
2.55m x 4.12m min

Bedroom 2  
3.17m x 2.82m min

Bathroom  
1.70m x 2.05m

En-suite  
1.45m x 2.07m

## Apartment 2

732ft<sup>2</sup> | 223m<sup>2</sup>

Living / Kitchen / Dining  
6.90m max x 5.00m max

Bedroom 1  
3.25m x 3.70m min

Bedroom 2  
3.17m x 3.02m min

Bathroom  
1.95m x 2.10m

## Apartment 4

707ft<sup>2</sup> | 215m<sup>2</sup>

Living / Kitchen / Dining  
5.85m max x 4.70m max

Bedroom 1  
3.00m x 3.15m min

Bedroom 2  
2.72m x 2.70m min

Bathroom  
3.00m x 3.15m

En-suite  
3.07m x 1.82m

# FIRST FLOOR



## Apartment 5

821ft<sup>2</sup> | 250m<sup>2</sup>

Living / Kitchen / Dining 8.20m max x 4.17m max	Bedroom 1 4.05m x 3.00m	Bedroom 2 3.55m x 3.40m	Bathroom 2.10m x 3.15m	En-suite 2.01m x 2.53m
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## Apartment 6

781ft<sup>2</sup> | 238m<sup>2</sup>

Living / Kitchen / Dining 6.90m max x 5.00m max	Bedroom 1 3.25m x 3.72m	Bedroom 2 3.17m x 3.05m	Bathroom 1.95m x 2.10m
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## Apartment 7

768ft<sup>2</sup> | 234m<sup>2</sup>

Living / Kitchen / Dining 6.57m max x 6.05m max	Bedroom 1 2.55m min x 4.12m	Bedroom 2 3.17m x 2.82m	Bathroom 1.70m x 2.08m	En-suite 1.45m x 2.08m
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## Apartment 8

755ft<sup>2</sup> | 230m<sup>2</sup>

Living / Kitchen / Dining 7.72m max x 3.50m min	Bedroom 1 4.30m x 2.95m	Bedroom 2 3.80m x 2.70m	Bathroom 2.00m x 1.95m
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## Apartment 9

767ft<sup>2</sup> | 234m<sup>2</sup>

Living / Kitchen / Dining 4.42m max x 8.82m	Bedroom 1 3.47m x 3.02m	Bedroom 2 3.47m x 2.30m	Bathroom 2.40m x 1.90m
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# SECOND FLOOR



## Apartment 10

821ft<sup>2</sup> | 250m<sup>2</sup>

Living / Kitchen / Dining 8.25m max x 4.17m max	Bedroom 1 4.05m x 3.07m max	Bedroom 2 3.55m x 3.22m min	Bathroom 2.10m x 1.95m	En-suite 2.00m x 2.52m
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## Apartment 11

781ft<sup>2</sup> | 238m<sup>2</sup>

Living / Kitchen / Dining 6.90m max x 5.02m max	Bedroom 1 3.25m x 3.80m	Bedroom 2 3.17m x 3.00m min	Bathroom 2.10m x 1.95m
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## Apartment 12

768ft<sup>2</sup> | 234m<sup>2</sup>

Living / Kitchen / Dining 6.57m max x 5.95m max	Bedroom 1 2.55m x 4.12m	Bedroom 2 3.17m x 2.82m	Bathroom 1.70m x 2.07m	En-suite 1.45m x 2.07m
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## Apartment 13

755ft<sup>2</sup> | 230m<sup>2</sup>

Living / Kitchen / Dining 7.72m max x 4.27m max	Bedroom 1 4.27m x 2.95m	Bedroom 2 3.80m x 2.70m	Bathroom 2.00m x 1.95m
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## Apartment 14

767ft<sup>2</sup> | 234m<sup>2</sup>

Living / Kitchen / Dining 4.45m max x 8.80m	Bedroom 1 3.47m x 3.05m	Bedroom 2 3.50m x 2.30m	Bathroom 2.40m x 1.90m
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## KITCHEN

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- Integrated Fridge freezer
- 450mm integrated Dishwasher
- Integrated microwave and oven
- Integrated extractor hood and splashback
- Stainless steel single bowl inset sink with mixer tap
- Halogen spotlight track lighting
- Full height kitchen units for optimal space
- Montpellier brand appliances throughout
- High gloss kitchen doors with a handle-less design
- Formica worktop and 100mm upstand

## OTHER

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- All bedrooms feature built-in wardrobes
- All flats have laundry/storage rooms complete with power and plumbing
- Communal bike storage area with built-in cleaning facilities
- High windows and ceilings for an open and bright feel
- Gas-fired combination boiler with thermostatically controlled radiators for central heating
- Oak veneer flush doors with chrome ironmongery
- Carpet to communal areas

## BATHROOM

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- Contemporary white sanitary-ware with stainless steel mixer taps
- Shower enclosure with clear glass door in ensuite
- Thermostatic mixer showers for showers and shower baths
- Full height tiles for bath/shower, half for remaining walls

# KHDevelopments

## AH | ABOUT KH DEVELOPMENTS

KH Developments is an established, family run property development firm located in Gloucestershire, providing quality homes throughout the Midlands and South West

We genuinely care about the people who go on to live in the developments we build, and with that in mind we design and build homes as though we were going to live in them ourselves. This mindset ensures that not only are we happy with the look and finish of what we build, but also pay attention to the important details for comfortable living; from always ensuring a high level of energy efficiency through to practical considerations regarding things like effective storage space.



Cai-Capital Limited

## AH | ABOUT CAI-CAPITAL LTD

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# A | ATHELSTAN HOUSE

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