

Claremont Apartments

Park District | Glasgow



Life at the centre of it all

Claremont Apartments is perfectly positioned in the highly desirable Park District. Living here you have all the vibrancy of Glasgow's West End within easy walking distance and Kelvingrove Park steps from your front door.

Discover ten unique and spacious individually designed homes including two bedroom apartments and four bedroom duplexes. Thoughtful space planning and exceptional interior design add up to an unrivalled style of living.





A new standard in city living

Finished in blonde sandstone in keeping with its surroundings, the exterior recreates a Victorian villa aesthetic. The raised entry area leads to a stylish entrance hall with lift access to all upper floors. The penthouse level has been designed to reflect the sky and the terraced area is formed in glass. Sustainability lies at the heart of the design and each home offers the highest possible standard of A-rated energy efficiency. Parking is available a short two minute walk away.

PLEASE NOTE: IMAGE IS COMPUTER GENERATED AND FOR REPRESENTATION ONLY

Floor to ceiling light

Each apartment is designed to be both functional and flexible giving you plenty of options for different furniture arrangements. The apartments have dual aspect floor-to-ceiling windows which allow daylight to flood in and bathe each room in wonderful natural light. Perfect for reading, working or simply kicking back and watching the clouds go by.

Stylish, high specification fixtures and finishes can be found throughout and there are ample opportunities to customise further and make your home unique.



A contemporary ultra energy-efficient home

Claremont Apartments have been designed with sustainability in mind. Each home is A-rated for energy-efficiency. This has the potential to radically reduce your energy running costs compared to similar sized Victorian or Edwardian tenement flats. Clever net zero building techniques are designed into the very fabric of the building. Whether it's winter or summer you'll enjoy a supremely comfortable living environment.

See how little energy is used compared to an average apartment of a similar size.



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Average Home	
1-2 Bed	3-4 Bed
£1312	£1834

Claremont Apartments	
1-2 Bed	3-4 Bed
£250	£564

(Figures quoted are based on predicted energy used and may vary. Source uSwitch 2023)

All year round comfort

- Mechanical Ventilation and Heat Recovery system (MVHR) removes moisture, smells and external pollution and prevents condensation.
- Reduced heat loss and improved air quality.
- Maintains a consistent temperature throughout your home.
- Up to 95% of heat energy from wet rooms and kitchens is captured and returned.

Specification

KITCHENS

- Luxury German kitchen furniture by Kitchens International
- Contemporary matt doors with solid core in three separate colour combinations, slimline laminate worktops
- Handle or handleless options
- Soft closing drawers and cupboards
- Feature under cabinet LED lighting
- Selected sockets with USB points
- Fully integrated appliances by Siemens/Neff fridge/freezer
- Dishwasher
- Induction hob
- Eye level oven
- Extract hood
- microwave

FLOORING

- Invictus Primus LVT luxury vinyl to hall, kitchen, living and dining
- Associated Weavers carpet to lounge and bedrooms
- Heated floors to bathrooms and en-suites.

EXTERIORS

- Timber front door to the apartment
- Solar panels to the roof/energy efficiency
- Outside lights to amenity areas
- Clad in natural sandstone

BATHROOMS / EN SUITES

- Sanitary ware by Duravit
- A stylish range of wall and floor ceramic tiles with a mix of full height to wet areas and half height to other areas (see agent for full details)
- Feature mirror above wash hand basin
- Shaver points
- Chrome and colour matched heated towel rails
- Hansgrohe contemporary chrome fixtures and fittings
- Heated floors
- Feature bath with glass shower screen and chrome shower over in bathrooms.
- Feature glass shower enclosure and Hansgrohe chrome raindance shower in en suites.

TECHNOLOGY

- BT Fiber Optic internet
- Sky Q media points to lounge and master bed

COMMUNAL AREAS

- Secure video door entry system to all apartments
- Passenger lift to all apartment entrance levels
- Bespoke interior designed communal entrance and access walkways
- Automatic lighting to stairwell
- Appointed management agents – Taylor Martin

INTERIORS

- Contemporary white doors
- White feature frames and skirtings
- White switches and sockets
- Internal walls and ceilings finished in matt white
- Fitted wardrobes to all bedrooms with a range of colour options
- Combination of LED downlights and pendant lighting
- Enhanced ceiling lights to principal rooms
- All apartments fitted with smoke alarms, carbon monoxide alarms and carbon dioxide monitors
- Fire suppression system to all apartments

ENERGY EFFICIENCY

- A-rated Energy Performance Certificate (EPC)
- Photovoltaic solar panels to the roof
- Mechanical Ventilation and Heat Recovery system (MVHR) to all apartments.
- A-rated boiler/combi boilers with flue gas heat recovery and white panel radiators
- 220mm external wall insulation to all apartments

All options must be confirmed with the selling agent. All options are dependent on build stage and may not be available at point of reservation.



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The local area

Located within the exclusive Park District, Claremont Apartments epitomises the concept of the '15 minute neighbourhood'. You have everything Finnieston and the stylish West End has to offer on your doorstep, as well as being within walking distance of the City Centre. Whether it's a morning stroll or game of tennis in Kelvingrove Park, lunch with friends in one of Finnieston's trendiest restaurants or soaking up the culture at the many world-class cultural venues nearby, it's safe to say you will be spoilt for choice.



Local area highlights

Kelvingrove Park

This 85 acre park surrounding the River Kelvin is footsteps from Claremont Apartment. It's a wonderful place for a walk or run and has a number of tennis courts. The Kelvingrove Bandstand is a popular venue for events including outdoor concerts, plays and festivals in the summer.

Kelvingrove Art Gallery & Museum

Home to one of Europe's great art collections. The perfect destination to meet friends or take visitors. The café is always a popular meeting spot.

The King's Theatre

A grand and opulent arts venue that has been hosting world-class performances from classic plays, ballet and opera to musicals for over a century. Within easy strolling distance of home after a show.

Glasgow Film Theatre (GFT)

A popular and well-loved venue for film-lovers of all ages showcasing films from all over the world.

Café Culture

In every direction you'll find an eclectic assortment of independent cafés and coffee shops to meet friends or enjoy a spot of lunch.

The Hidden Lane

A treasure trove of unique shops and boutiques, creative workshops and home to the Finnieston Food Market.

Six by Nico

Just one of numerous exciting restaurant destinations minutes from your front door. Here food becomes the storyteller with creative and exciting menus that change every six weeks. With so many brilliant dining options close by, you'll have the perfect excuse if you don't feel like cooking!

The Western Baths Club

Large Victorian baths open from 6am most days, with much used and cherished trapezes and an exercise studio.

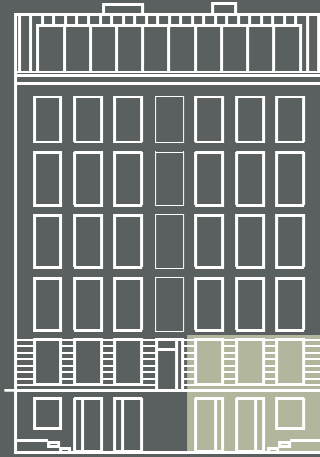


Connections

Claremont Apartments to	Walking Distance (Mins)
Byres Road	21 mins
University of Glasgow (Gibson Street)	14 mins
Glasgow Dental Hospital and School	14 mins
Charing Cross Rail Station	13 mins
Kelvingrove Art Gallery & Museum	12 mins
Sauchiehall Street	8 mins
Exhibition Centre Rail Station	9 mins
Kelvinhall SPT Subway	20 mins
Nuffield Health Minerva Way	10 mins
SEC / OVO Hydro	15 mins
Glasgow Film Theatre (GFT)	19 mins
Film City Glasgow	32 mins

APARTMENT 01

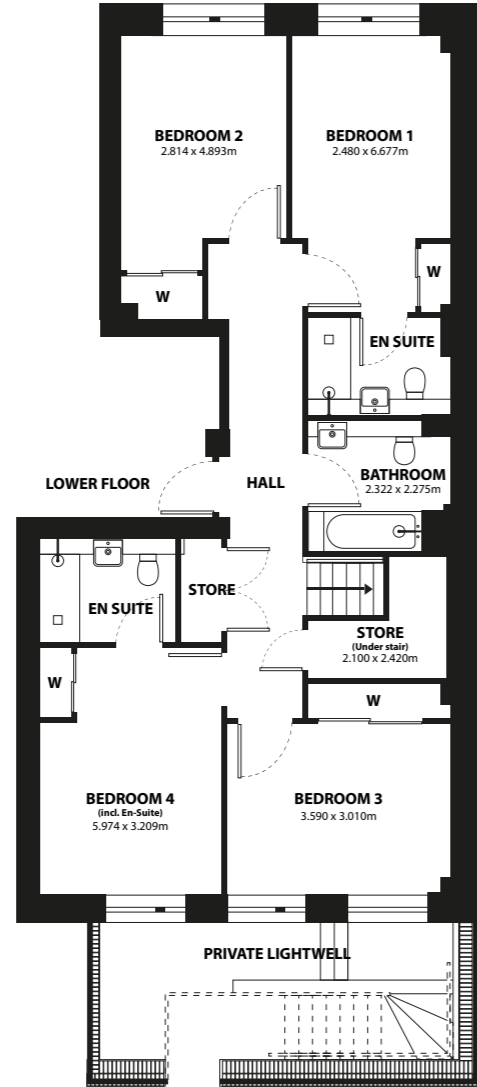
Four Bedroom Duplex | Private Lightwell



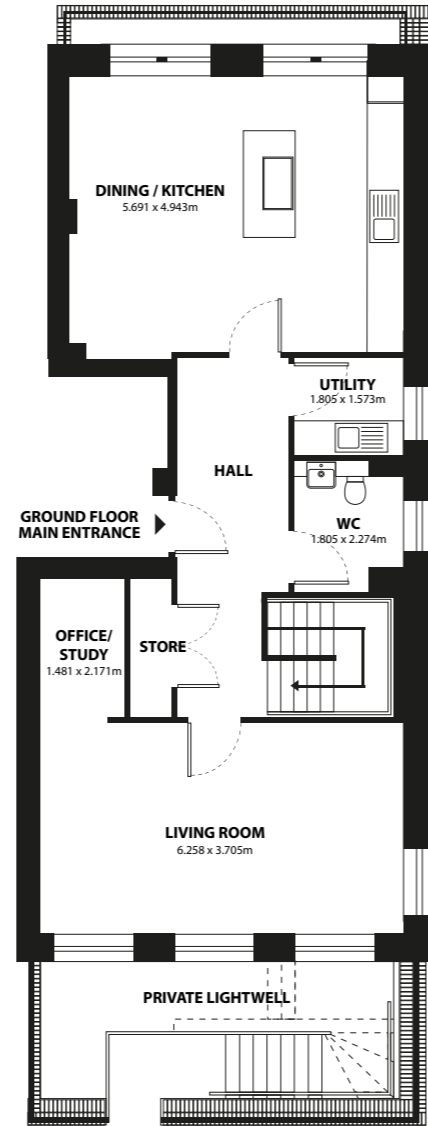
A contemporary open plan kitchen/dining room, WC, separate utility, home office den and impressive living area. Accessed via the internal staircase there are four private bedrooms and main family bathroom. Each bedroom has fully fitted wardrobes with bedroom two (en suite) and the principal bedroom benefitting from en suite and walk in wardrobe.

LOWER FLOOR	M	FT
Bedroom 1 & En suite	2.5 x 6.7	8.2 x 21.9
Bedroom 2	2.8 x 4.9	9.2 x 16.0
Bedroom 3	3.6 x 3.0	11.8 x 9.8
Bedroom 4 & En Suite	3.2 x 6.0	10.4 x 19.6
Bathroom	2.3 x 2.3	17.5 x 17.5

UPPER FLOOR	M	FT
Kitchen / Dining	5.7 x 4.9	18.7 x 16.0
Utility	1.8 x 1.6	5.9 x 5.2
WC	1.8 x 2.3	5.9 x 7.5
Living Room	6.3 x 3.7	20.6 x 12.1
Office / Study	1.5 x 2.2	4.9 x 7.2



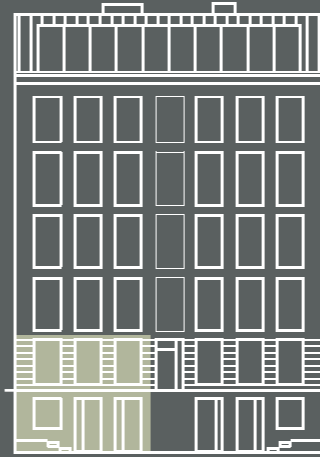
DUPLEX NORTH
LOWER FLOOR



DUPLEX NORTH
UPPER FLOOR

APARTMENT 02

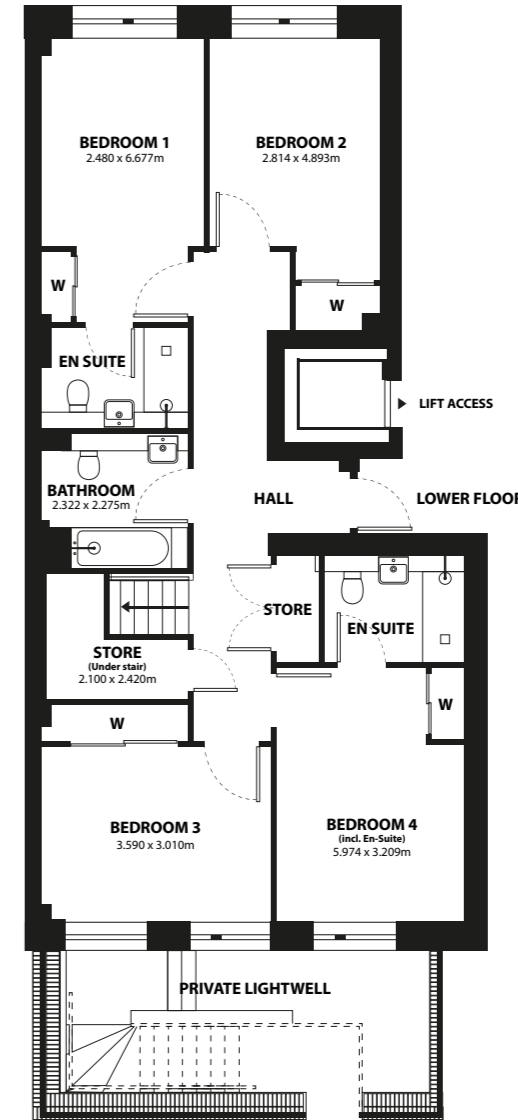
Four Bedroom Duplex | Private Lightwell



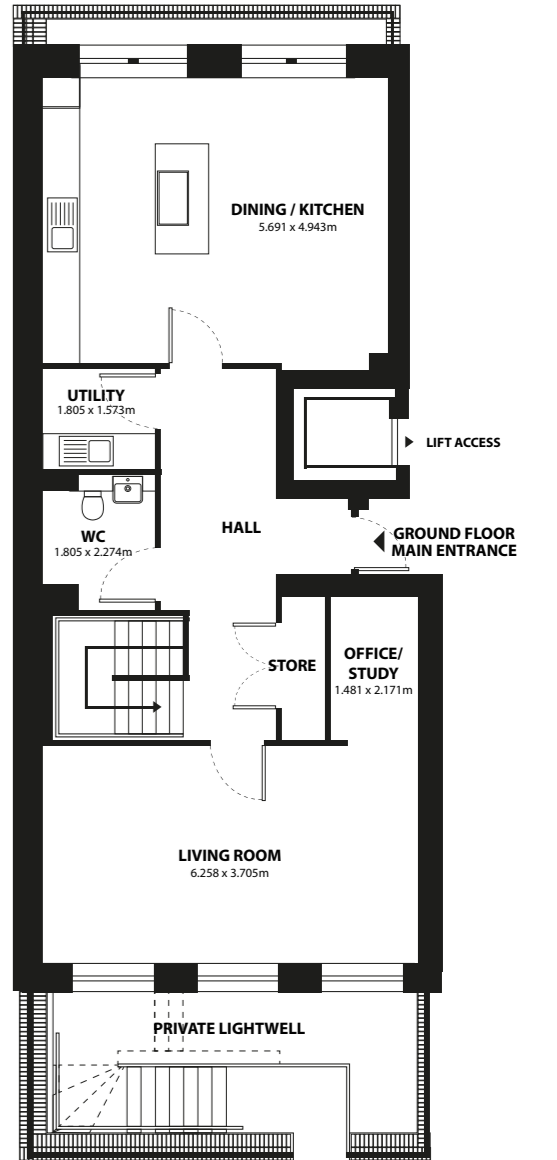
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Bedroom 1 & En suite	2.5 x 6.7	8.2 x 21.9
Bedroom 2	2.8 x 4.9	9.2 x 16.0
Bedroom 3	3.6 x 3.0	11.8 x 9.8
Bedroom 4 & En Suite	3.2 x 6.0	10.4 x 19.6
Bathroom	2.3 x 2.3	17.5 x 17.5

UPPER FLOOR	M	FT
Kitchen / Dining	5.7 x 4.9	18.7 x 16.0
Utility	1.8 x 1.6	5.9 x 5.2
WC	1.8 x 2.3	5.9 x 7.5
Living Room	6.3 x 3.7	20.6 x 12.1
Office / Study	1.5 x 2.2	4.9 x 7.2



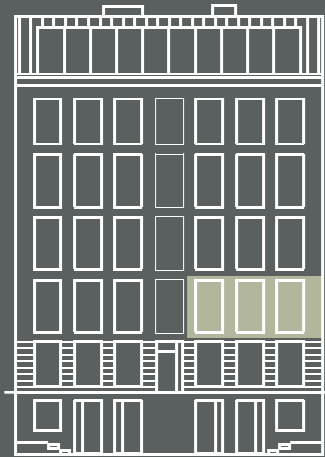
DUPLEX SOUTH
LOWER FLOOR



DUPLEX SOUTH
UPPER FLOOR

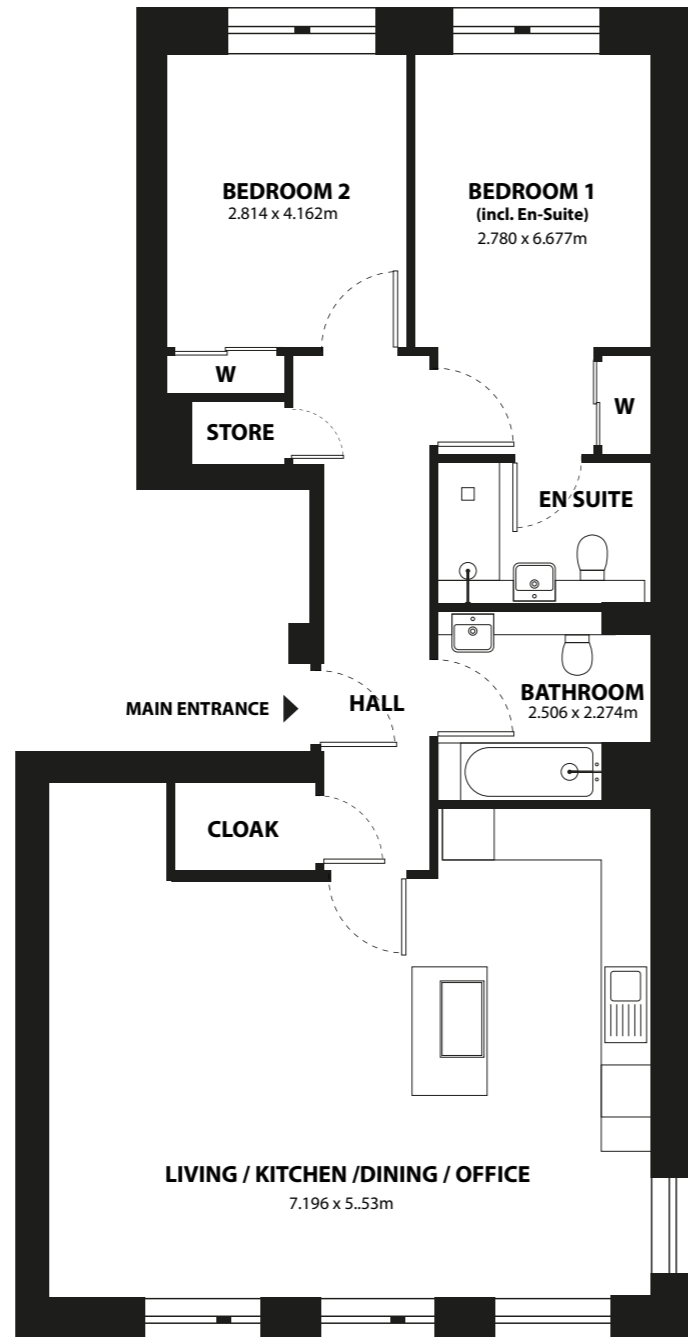
APARTMENT 03

Two Bedrooms



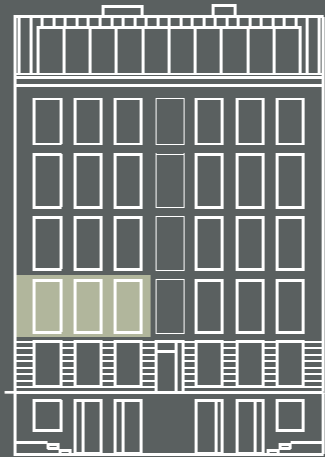
A stylish two-bedroom apartment across one level offers a generous internal layout of approx 940 sqft, benefitting from lift access. Each apartment has a spacious open plan kitchen/dining living space, stylish main bathroom, fully fitted wardrobes, and a principal bedroom with en suite.

	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
Bedroom 2	2.8 x 4.2	9.1 x 13.7



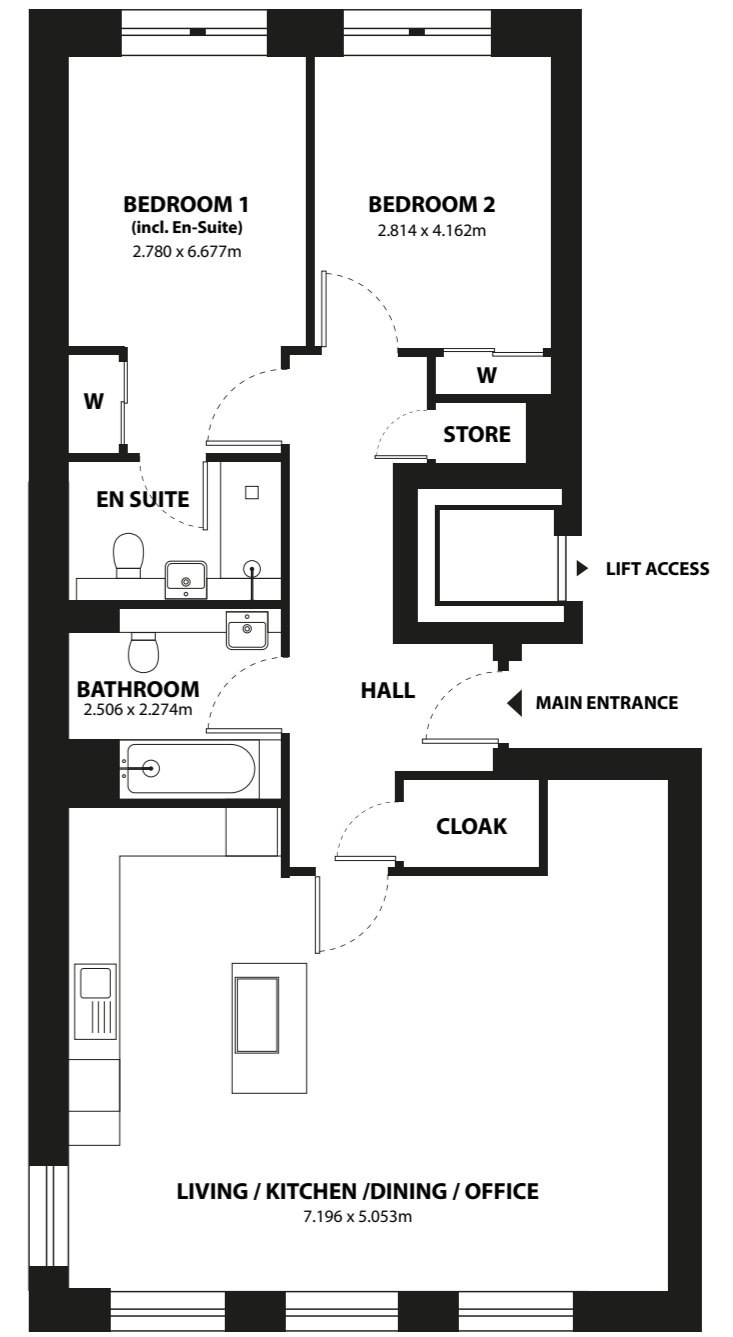
APARTMENT 04

Two Bedrooms



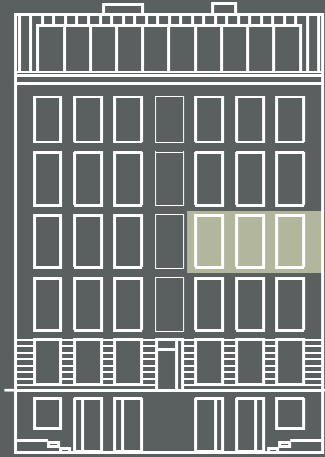
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	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
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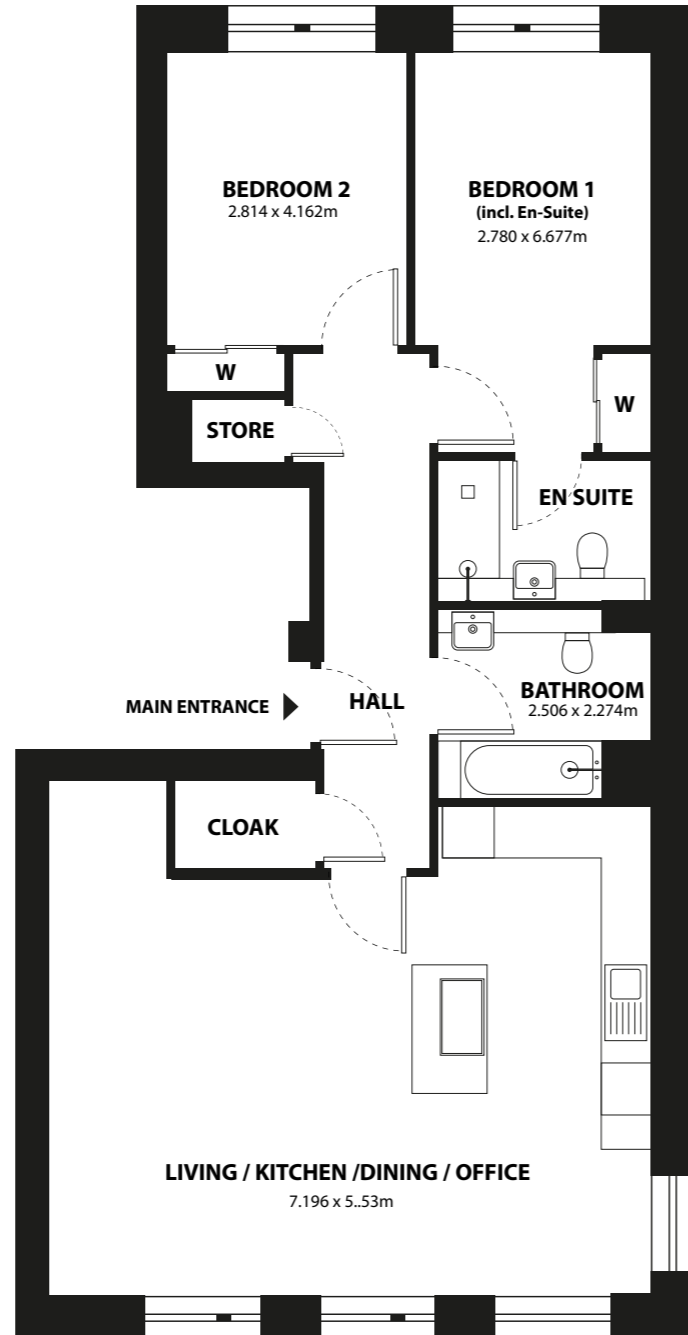


APARTMENT 05

Two Bedrooms



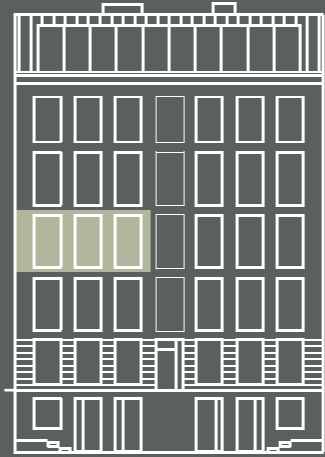
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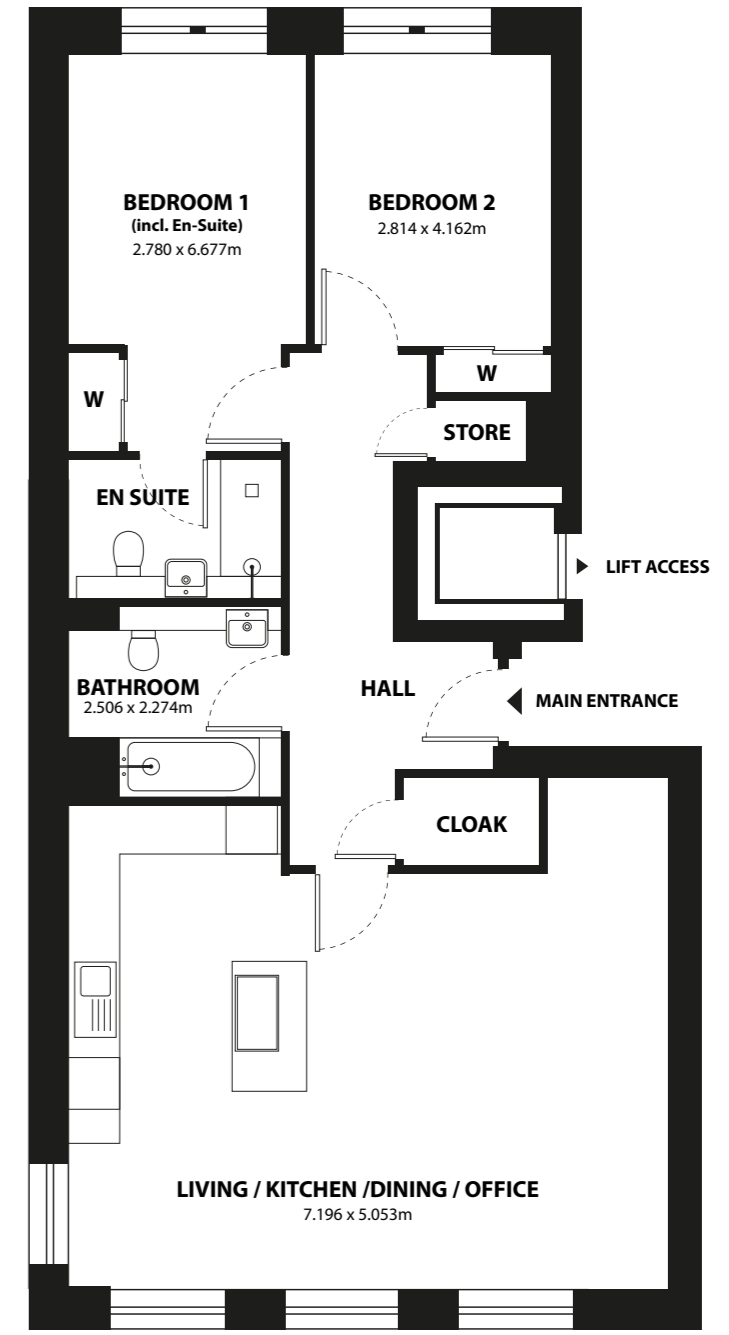
	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
Bedroom 2	2.8 x 4.2	9.1 x 13.7

APARTMENT 06

Two Bedrooms



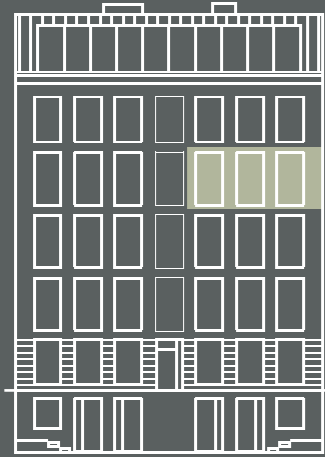
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	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
Bedroom 2	2.8 x 4.2	9.1 x 13.7

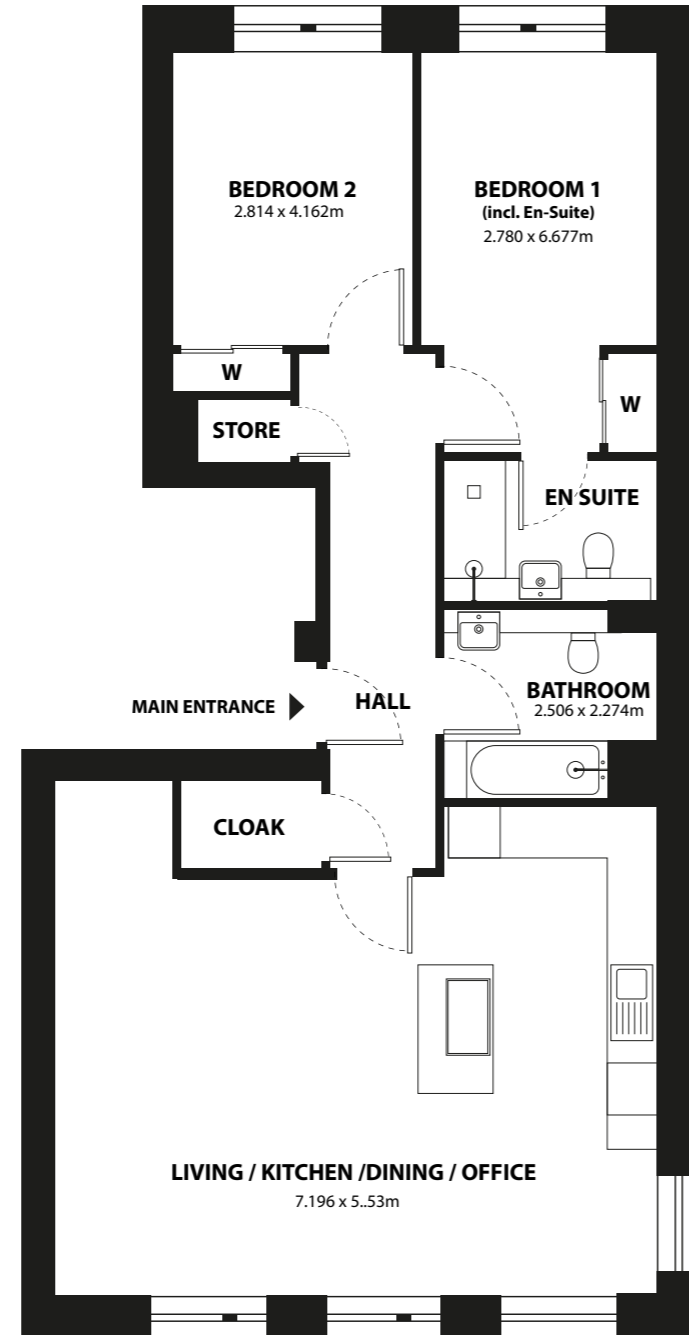
APARTMENT 07

Two Bedrooms



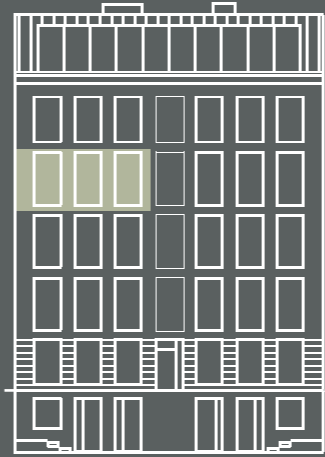
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	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
Bedroom 2	2.8 x 4.2	9.1 x 13.7



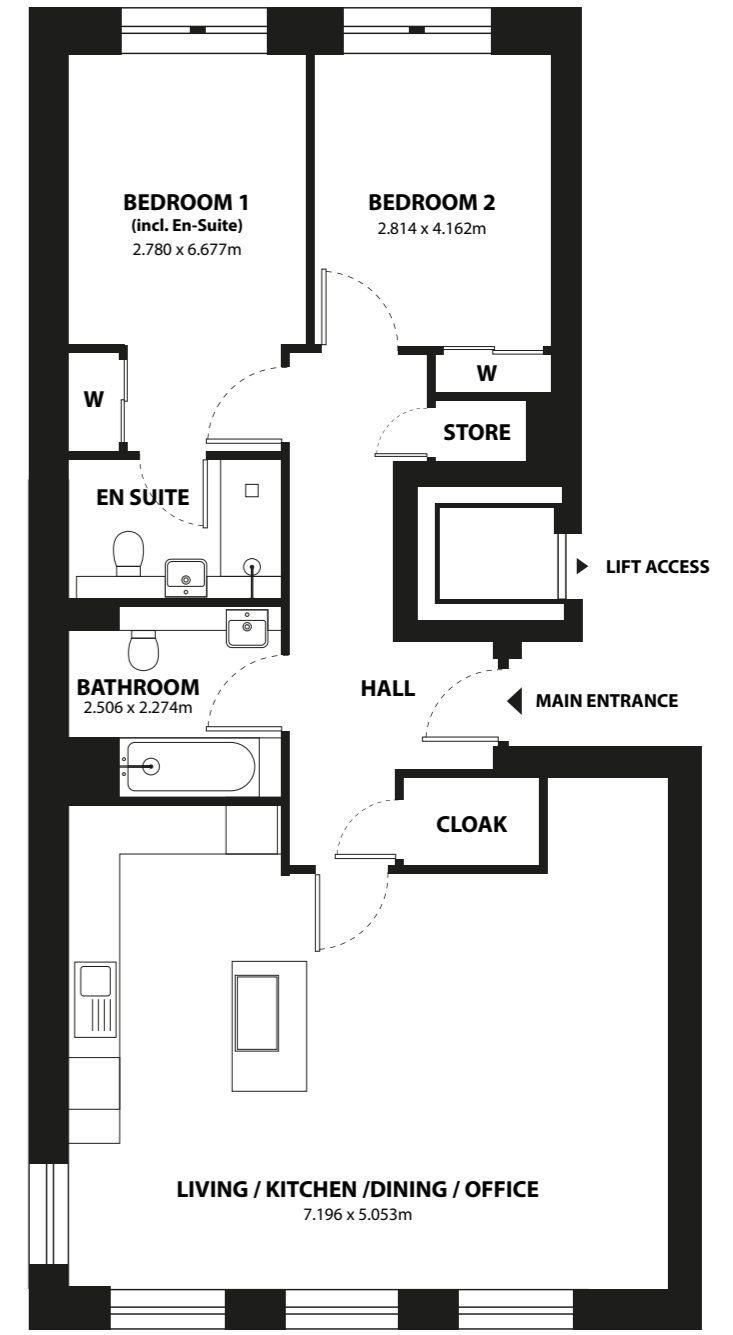
APARTMENT 08

Two Bedrooms



A stylish two-bedroom apartment across one level offers a generous internal layout of approx 940 sqft, benefitting from lift access. Each apartment has a spacious open plan kitchen/dining living space, stylish main bathroom, fully fitted wardrobes, and a principal bedroom with en suite.

	M	FT
Living / Dining / Kitchen / Office	7.2 x 5.1	23.6 x 16.7
Bathroom	2.5 x 2.3	8.2 x 7.5
Bedroom 1 & En Suite	2.8 x 6.7	9.1 x 21.9
Bedroom 2	2.8 x 4.2	9.1 x 13.7



APARTMENT 09

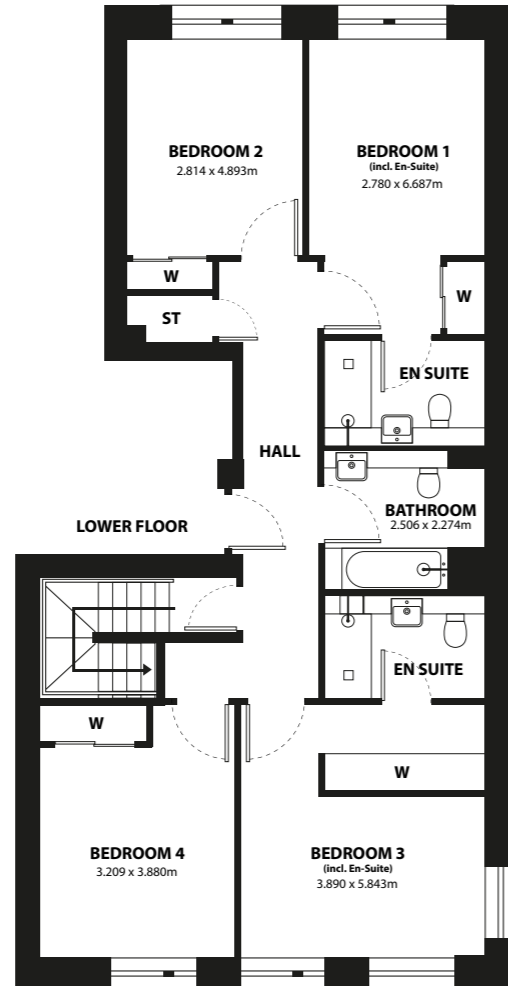
Four Bedroom Duplex | Private Terrace



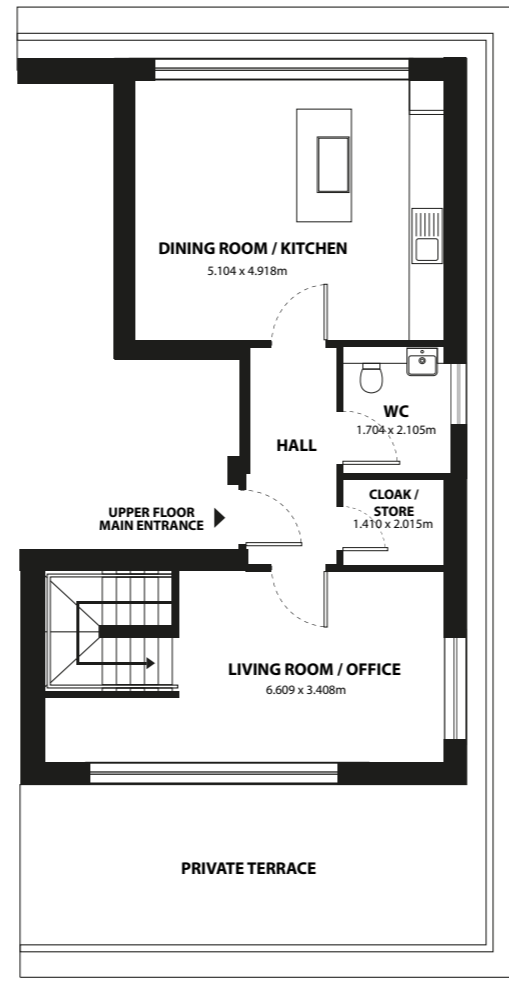
A stunning duplex penthouse apartment located on the fourth and fifth floors with a private terrace. On the upper level, this beautifully designed penthouse offers a contemporary open plan kitchen/dining room, WC, home office area and impressive fully glazed living area with direct access to the private South East facing terrace, ideal for entertaining on Summer evenings. Accessed via the internal staircase, there are four bedrooms and a main family bathroom on the lower level. Each bedroom has fully fitted wardrobes, with bedroom two (en suite) and the principal bedroom benefitting from an en suite and walk-in wardrobe.

LOWER FLOOR	M	FT
Bedroom 1 & En Suite	2.7 x 6.7	8.8 x 21.9
Bedroom 2	2.8 x 4.9	9.1 x 16.0
Bedroom 3 & En Suite	3.9 x 5.8	12.7 x 19.0
Bedroom 4	3.2 x 3.9	10.4 x 12.7
Bathroom	2.5 x 2.3	8.2 x 7.5

UPPER FLOOR	M	FT
Dining Room / Kitchen	5.1 x 4.9	16.7 x 16.0
Living Room / Office	6.6 x 3.4	21.6 x 11.1
WC	1.7 x 2.1	5.5 x 6.8



DUPLEX NORTH
LOWER FLOOR



DUPLEX NORTH
UPPER FLOOR

APARTMENT 10

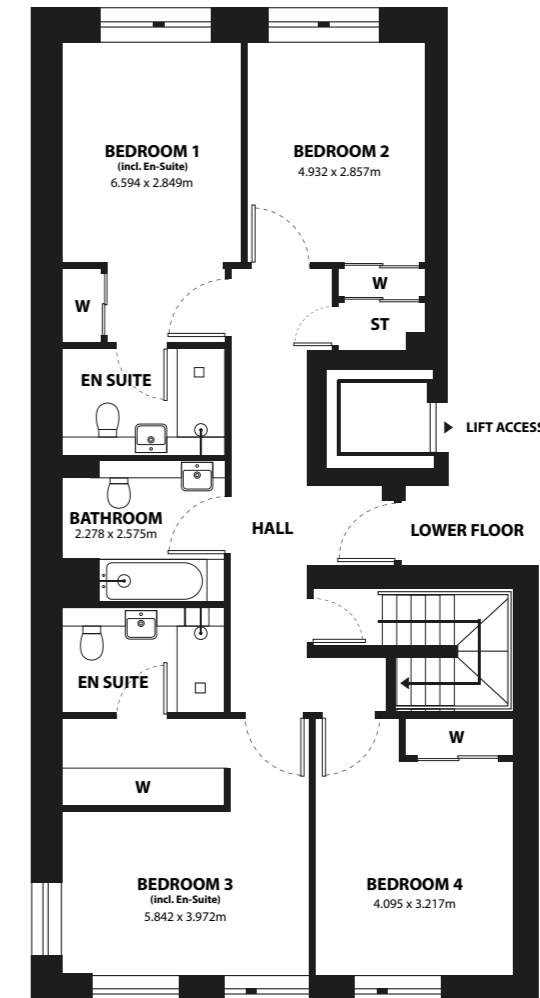
Four Bedroom Duplex | Private Terrace



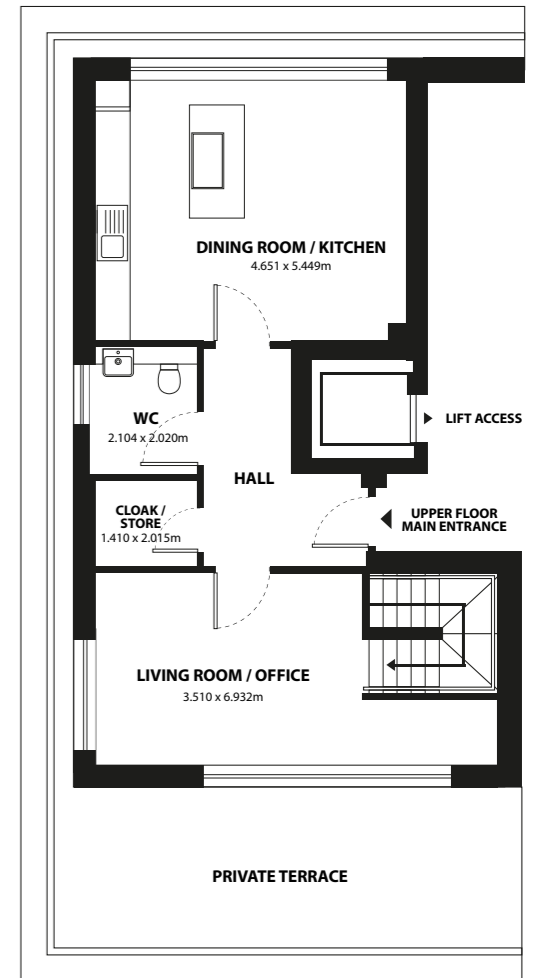
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LOWER FLOOR	M	FT
Bedroom 1 & En Suite	6.5 x 2.8	21.3 x 9.1
Bedroom 2	4.9 x 2.8	16.0 x 9.1
Bedroom 3 & En Suite	5.8 x 3.9	19.0 x 12.7
Bedroom 4	4.0 x 3.2	13.1 x 10.4
Bathroom	2.2 x 2.5	7.2 x 8.2

UPPER FLOOR	M	FT
Dining Room / Kitchen	4.6 x 5.4	15.0 x 17.7
Living Room / Office	3.5 x 6.9	11.4 x 22.6
WC	2.1 x 2.0	6.8 x 6.5



DUPLEX SOUTH
LOWER FLOOR



DUPLEX SOUTH
UPPER FLOOR

To find out more please contact

Claremont Apartments is available now for off plan reservations. Completions from Summer 2024.

For more details, please get in touch.

savills

Savills Glasgow

0141 222 4155

carmichaelhomes@savills.com

CARMICHAEL
HOMES

Scott Carmichael and his team have over 30 years' experience building award-winning homes, apartments and public buildings in Glasgow, Edinburgh, Stirling, East Kilbride, East Renfrewshire and East Lothian. A Carmichael Home will always be built far beyond the minimum building standards for energy-efficiency. Instead, you can expect a home sustainably built using low carbon design principles that's economical to run and fit for a net zero future.

www.claremontapartments.co.uk

@carmichaelhomes

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