



RUSSEL
HOUSE



HOME IS NOT A PLACE, IT'S A FEELING.

Cecelia Ahern



YOUR NEW HOME



A NATURAL EVOLUTION OF LUXURY APARTMENT DESIGN

And The Perfect Setting For Your Next Exciting Chapter...

Russel House is a superb development of luxurious two bedroom apartments. Each apartment is designed to meet the needs of buyers looking for a sophisticated and secure home.

Fortitudo has over three decades of experience in building aspirational homes in the most desirable locations. We've now applied our creative vision and meticulous attention to detail to our latest development, Russel House.

Each exceptional apartment combines sleek modern design, spacious open plan interiors and high-spec luxury fittings. The end result is an impressive and inspirational home that's welcoming and comfortable.

Whether you're relaxing, entertaining or enjoying family time, your new Russel House home will be the perfect place to create lasting memories.



It's time to embark on an
exciting new adventure...



ALFRED RUSSEL WALLACE

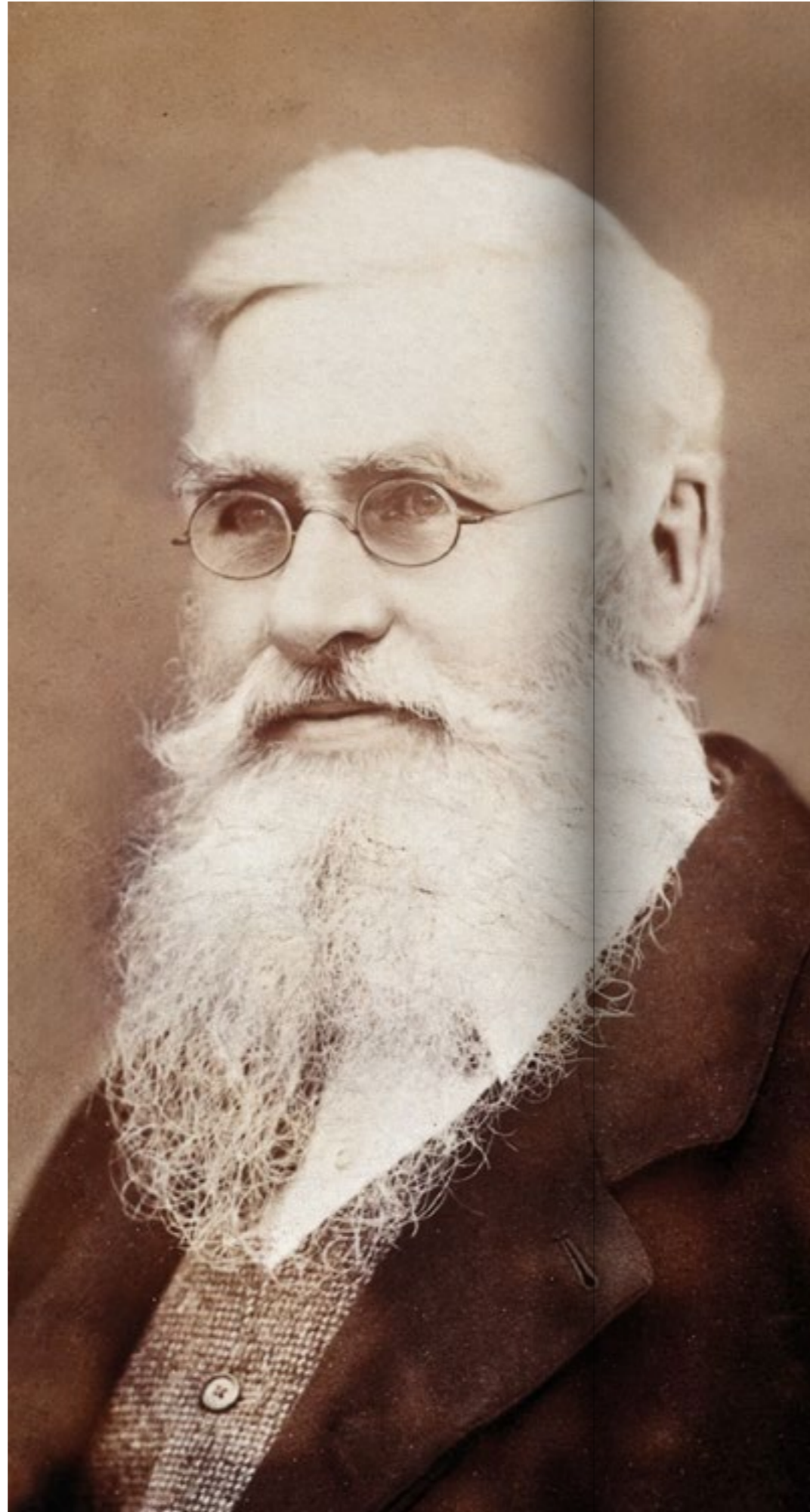
Broadstone's Brilliant Pioneer

Alfred Russel Wallace may be Broadstone's most influential resident. Sadly, despite his worldwide scientific impact, Wallace's achievements remain somewhat overlooked compared to his more celebrated collaborator and peer, Charles Darwin.

Wallace was a brilliant, self-taught naturalist, geographer, anthropologist and biologist. He is best known for co-developing the theory of evolution by natural selection with Charles Darwin.

Born in 1823 into a working class family in Wales, Wallace spent several years exploring the Amazon rainforest and the Malay Archipelago (now Malaysia and Indonesia). He collected over 100,000 specimens and discovered over 5,000 species new to western science.

He was also a strong advocate for environmentalism, truly ahead of his time. He believed that human activities were causing widespread ecological damage and that urgent measures were needed to protect the planet.



'Rose finches' - British Ornithological bookplate - 1877



*Wallace's grave - the fossilised, 7-foot trunk of a 146-million-year-old conifer.
- Broadstone*

Despite his many contributions to science and his prolific writing, it was only after his death that Wallace became more well known.

He spent his latter years living happily in Broadstone, where he died in 1913 at the age of 90.

Despite suggestions he should be buried alongside Darwin in Westminster Abbey he was laid to rest in Broadstone Cemetery, with his grave being marked with a most unconventional monument - the fossilised, 7-foot trunk of a 146-million-year-old conifer.

Now Fortitudo seeks to honour Broadstone's most influential resident with a superb development that represents a natural evolution of luxury apartment design.

ON YOUR DOORSTEP



Convenience

Russel House is less than 10 minutes walk from Broadstone's bustling High Street which is home to a wide range of independent shops and cafés.

Will you savour the traditional handmade sausages from Griffs Family Butchers or grab a croissant from the award winning Patisserie Mark Bennett?

Broadstone has everything you'll need day-to-day, with big names like Tesco, Costa and M&S as well as a post office, a GP surgeries, pharmacies, hairdressers and barbers.



The Local Community

The nearby Broadstone War Memorial Hall is at the centre of village life, with a range of activities for all ages and fitness levels.

From choir practice and Qi Gong to Kickboxing and Clubbercise, you're sure to find something new and exciting that you'd like to try.

Broadstone has a friendly village feel with events throughout the year where you can meet your new neighbours. Make sure to put the Christmas Parade and the famous Family Fun Day into your diary!



Eating Out

Whether you're meeting up with friends for a quick coffee or treating yourselves to a three course meal, Broadstone has plenty of places to eat.

The village has a great selection of cafés, pubs and restaurants to suit all tastes and all budgets. You're sure to enjoy sampling traditional British Fayre, Indian, Italian and Thai cuisine - all on offer just a short walk from Russel House.



Leisure

The Junction Sports & Leisure Centre is at the heart of the local community, with activities for all ages, including a swimming pool, a superbly equipped gym, soft play, Watersports Library, fitness classes and tennis courts.

If you're looking for something slightly slower-paced, there's also a bowling club, a cricket club and a wide range of interest groups that meet locally.

Broadstone is also home to an award winning golf course, which deservedly sits in the Top 100 golf courses in the UK.



Getting Around

With so much on offer in Broadstone you may not want to venture far, but the historic Poole Harbour is less than 15 minutes drive away.

There are fast and frequent buses from the village to Poole, Wimborne and Bournemouth.

If you're heading further afield, Bournemouth Airport has daily flights to Europe with Ryanair and TUI - and it's less than a 40-minute drive away.

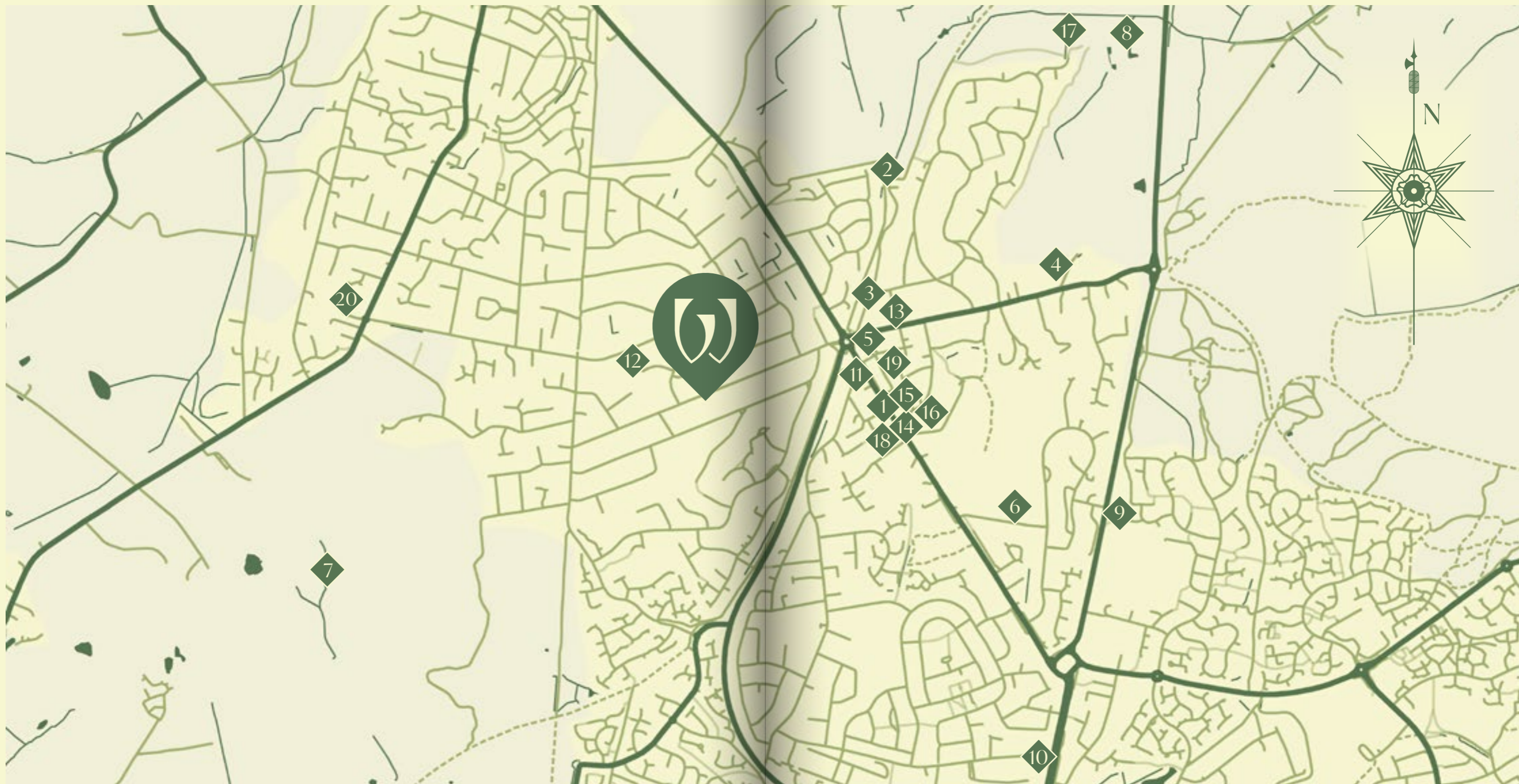


The Great Outdoors

If you like exploring the great outdoors you're obviously going to be spoiled for choice when it comes to scenic coastal walks.

But there's plenty to enjoy inland too, with Upton Heath Nature Reserve only a short drive or bike ride away.

The nearby Upton Country Park also marks the beginning of the 16.5 mile Castleman Trailway. The popular walking, horse riding and cycling route makes use of the old Southampton to Dorchester railway line stretching between Poole and Ringwood.



- | | | | |
|--|-----------------------------------|------------------------------|----------------------------------|
| ◆ 1 Broadstone High Street | ◆ 6 Broadstone Recreation Grounds | ◆ 11 Broadway Dental Surgery | ◆ 16 Tesco Express |
| ◆ 2 Broadstone Golf Club | ◆ 7 Upton Heath | ◆ 12 Springdale First School | ◆ 17 Delph Woods |
| ◆ 3 The Junction Sports & Leisure Centre | ◆ 8 Broadstone Cricket Club | ◆ 13 Broadstone First School | ◆ 18 Griffs Family Butchers |
| ◆ 4 Broadstone Middle School | ◆ 9 Poole Grammar School | ◆ 14 Boots Pharmacy | ◆ 19 The Harvey Practice |
| ◆ 5 Post Office | ◆ 10 Parkstone Grammar School | ◆ 15 Lloyds Pharmacy | ◆ 20 The Hadleigh Lodge Practice |

THE WIDER AREA



Poole

Broadstone has everything you'll need on a day-to-day basis but if you're looking for a wider selection of high street shops and restaurants it's so quick and easy to nip into nearby Poole.

Poole is a charming harbour town that offers a unique blend of natural beauty, history and culture.

It's famed for its natural harbour – said to be the largest in Europe.

This creates a haven for water sports and boat trips, while the traditional Quay is dotted with independent shops and seafood restaurants, offering the day's fresh catch.

For leisurely strolls, there's Poole Park with its tranquil lakes and landscaped gardens.

Nearby are the award-winning Sandbanks Beach and the nature reserves at Brownsea Island, providing excellent spots for bird-watching and picnics.

Bournemouth

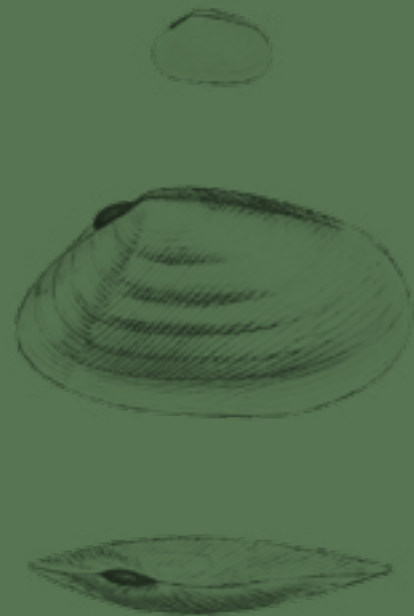
Located a short drive along the coast from Poole, Bournemouth is blessed with seven miles of award-winning, golden sandy beaches and over 2,000 acres of parks and gardens.

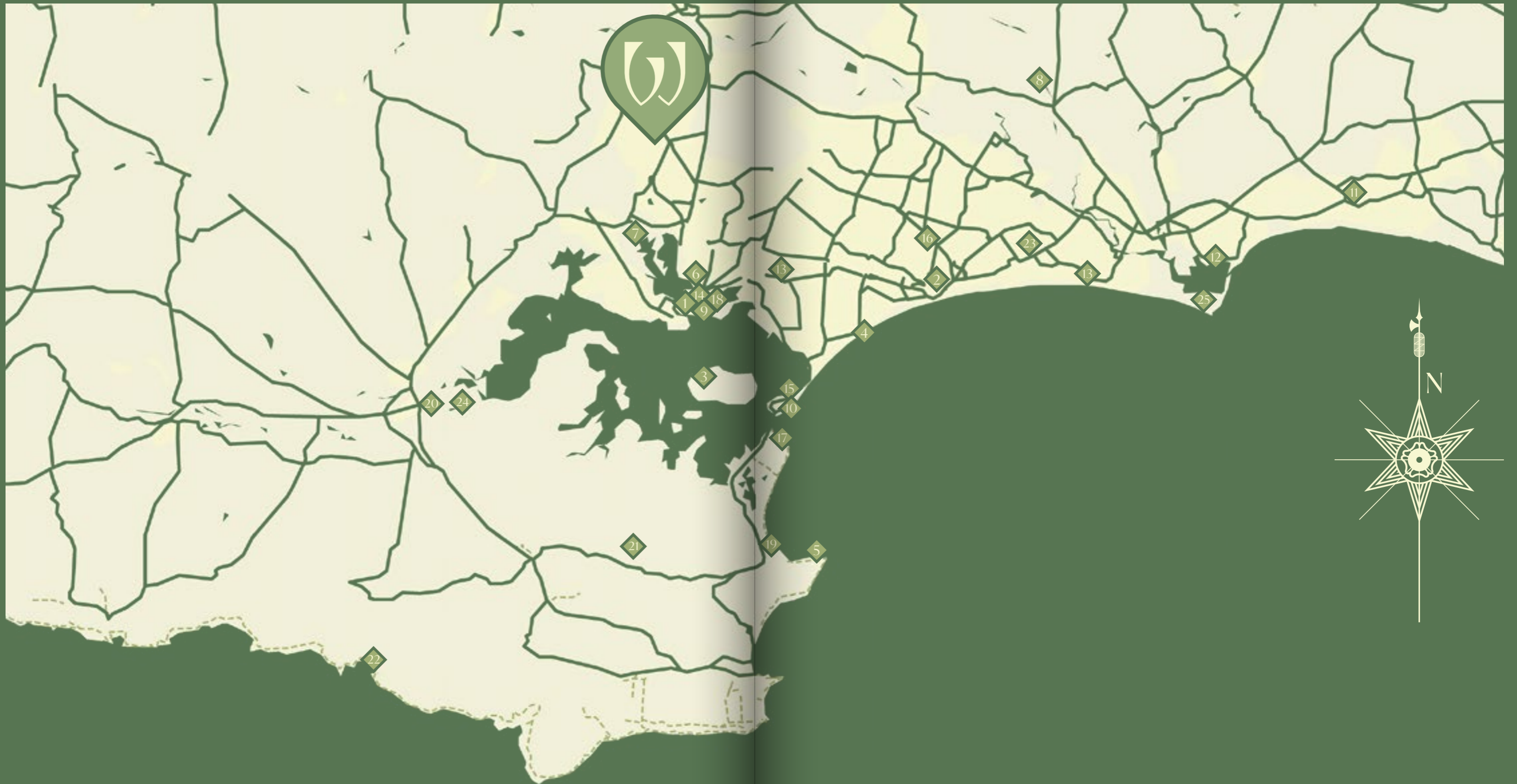
Culture lovers will appreciate the vibrant arts scene.

The Bournemouth Symphony Orchestra hosts regular performances at the

Bournemouth Pavilion and BIC. The Russell-Cotes Art Gallery and Museum offers fascinating exhibitions in an exquisite Grade II listed Victorian villa.

Bournemouth also boasts excellent connectivity. There are fast and frequent trains to London the Southeast and an international airport with direct flights to over 20 European destinations.





Points of Interest

- 1 Poole
- 2 Bournemouth
- 3 Brownsea Island
- 4 Branksome Beach
- 5 Old Harry Rocks

- 6 Poole Train Station
- 7 Upton Country Park
- 8 Bournemouth Airport
- 9 Poole Quay
- 10 Sandbanks Beach

Leisure

- 11 Chewton Glen Hotel & Spa
- 12 Christchurch Harbour Hotel & Spa
- 13 DRGNFLY
- 14 St TrOpez Lounge
- 15 Rick Stein, Sandbanks

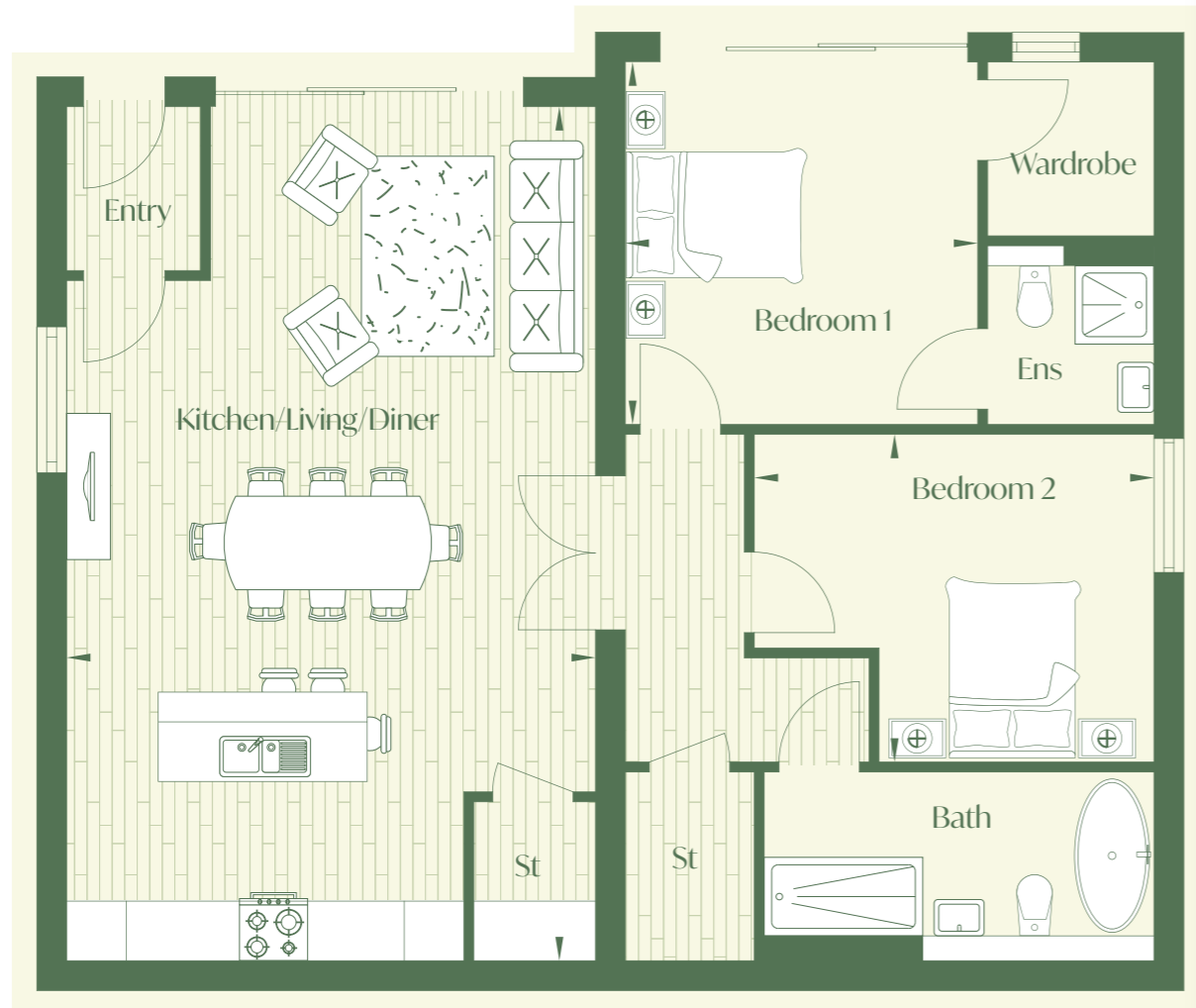
- 16 Nusara
- 17 Shell Bay
- 18 Guildhall Tavern
- 19 The Pig - on the beach
- 20 The Priory Hotel

- 21 Corfe Castle
- 22 Chapman's Pool
- 23 Castle Point Shopping Centre
- 24 Wareham Quay
- 25 Hengistbury Head

TRUE LUXURY



FLAT 1



Measurements

Kitchen/Living/Diner

8.62m x 5.27m 28'3" x 17'3"

Bedroom 1

3.63m x 3.56m 11'10" x 11'8"

Bedroom 2

4.06m x 3.31m 13'3" x 10'10"

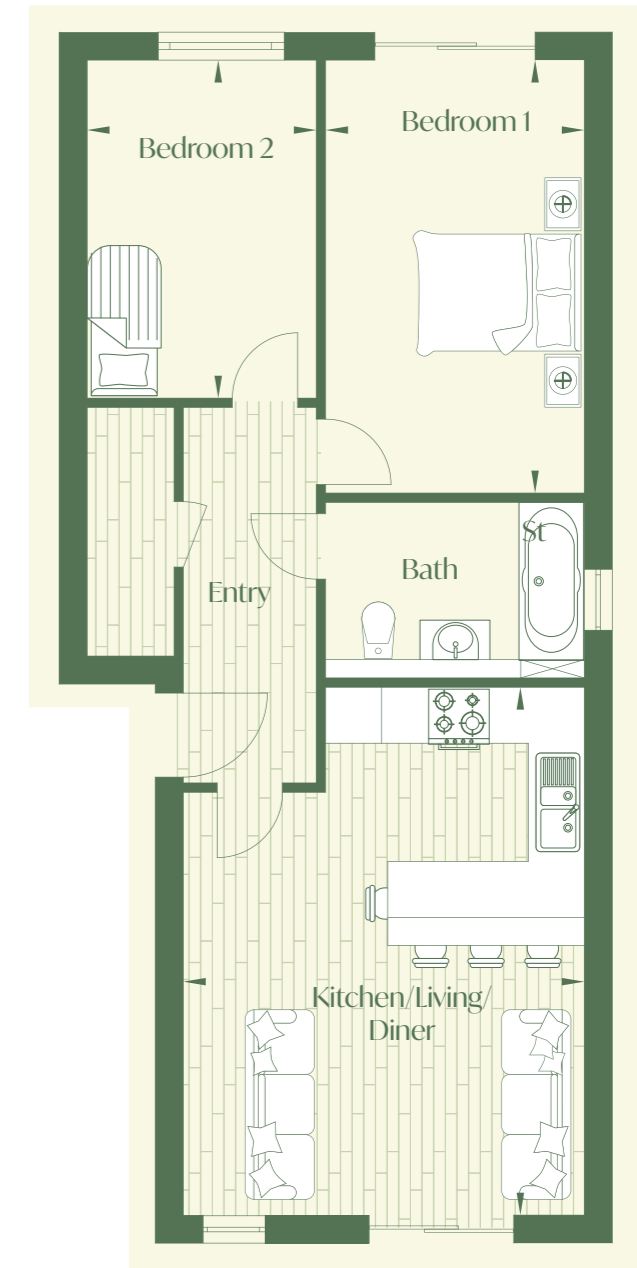
Room dimensions are approximate and should not be taken as exact measurements.

XX



Ground floor

FLAT 2



Measurements

Kitchen/Living/Diner

5.68m x 4.34m 18'7" x 14'2"

Bedroom 1

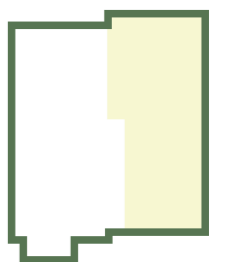
4.67m x 2.79m 15'3" x 9'1"

Bedroom 2

3.63m x 2.46m 11'10" x 8'0"

Room dimensions are approximate and should not be taken as exact measurements.

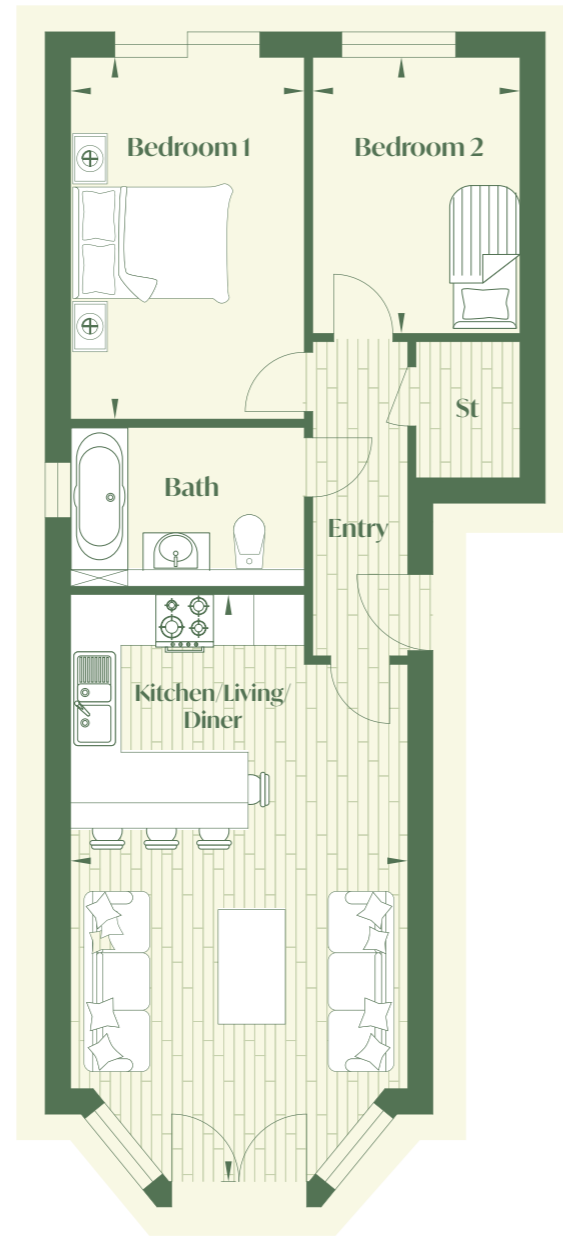
XXI



First floor

XXI

FLAT 3



Measurements

Kitchen/Living/Diner

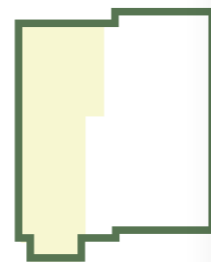
6.95m x 4.00m 22'10" x 14'0"

Bedroom 1

4.29m x 2.79m 14'0" x 9'1"

Bedroom 2

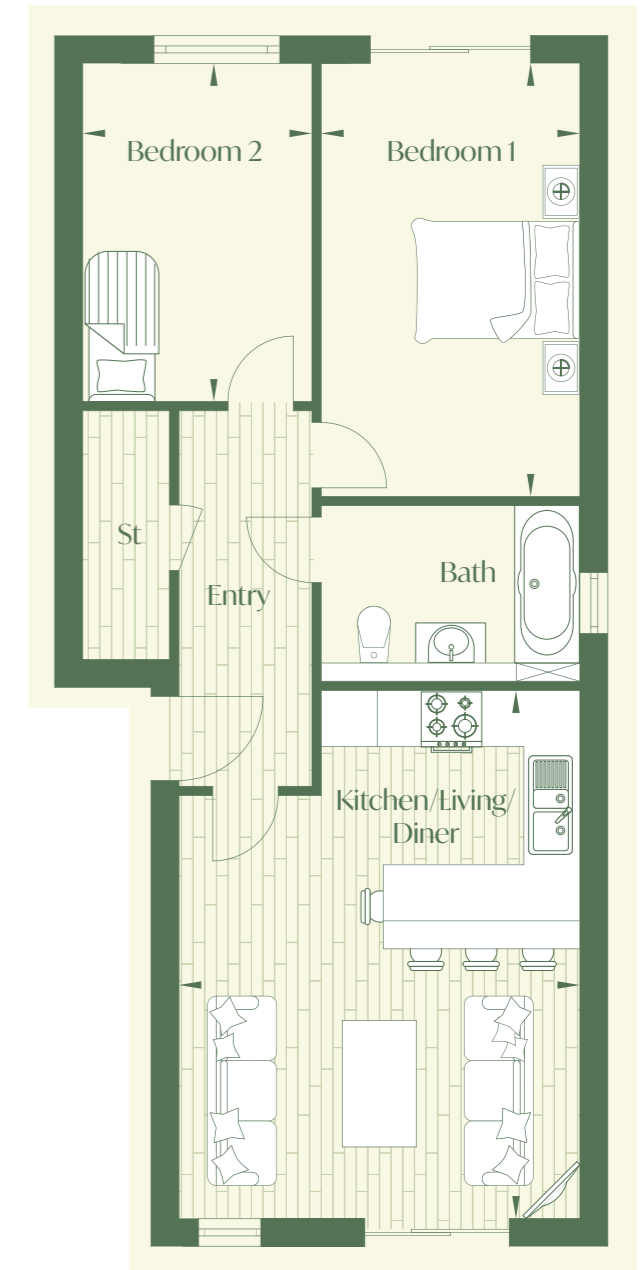
3.25m x 2.40m 10'8" x 8'0"



First floor

Room dimensions are approximate and should not be taken as exact measurements.

FLAT 4



Measurements

Kitchen/Living/Diner

5.68m x 4.34m 18'7" x 14'2"

Bedroom 1

4.67m x 2.79m 15'3" x 9'1"

Bedroom 2

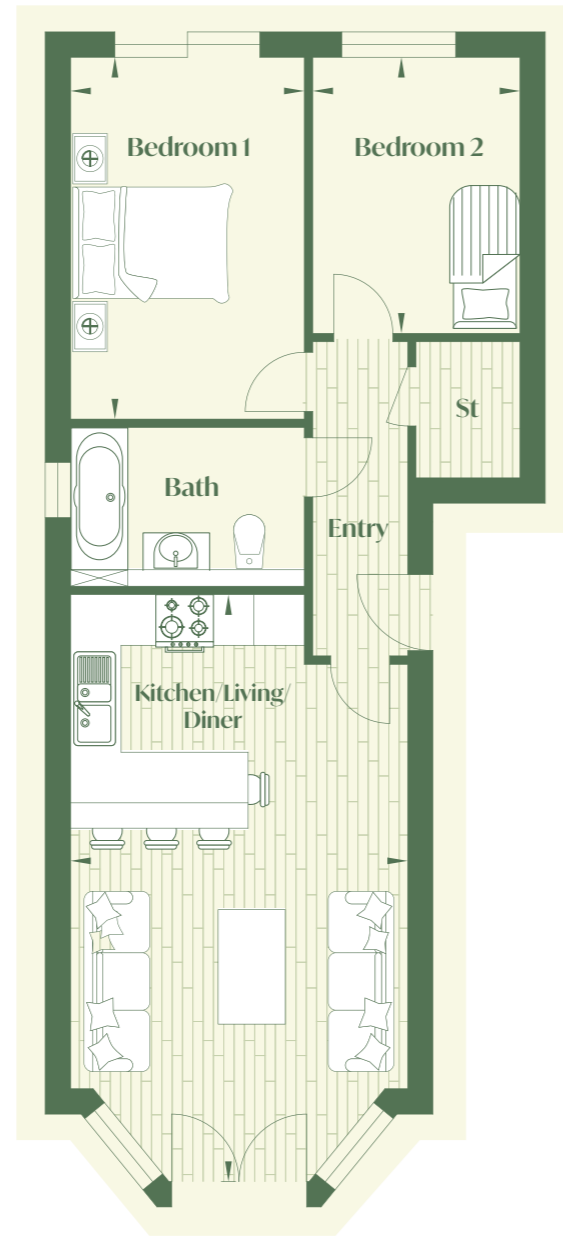
3.63m x 2.46m 11'10" x 8'0"



Second floor
XXIII

Room dimensions are approximate and should not be taken as exact measurements.

FLAT 5



Measurements

Kitchen/Living/Diner

6.95m x 4.00m 22'10" x 14'0"

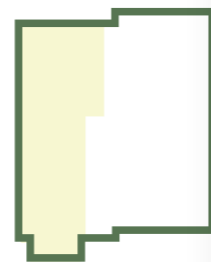
Bedroom 1

4.29m x 2.79m 14'0" x 9'1"

Bedroom 2

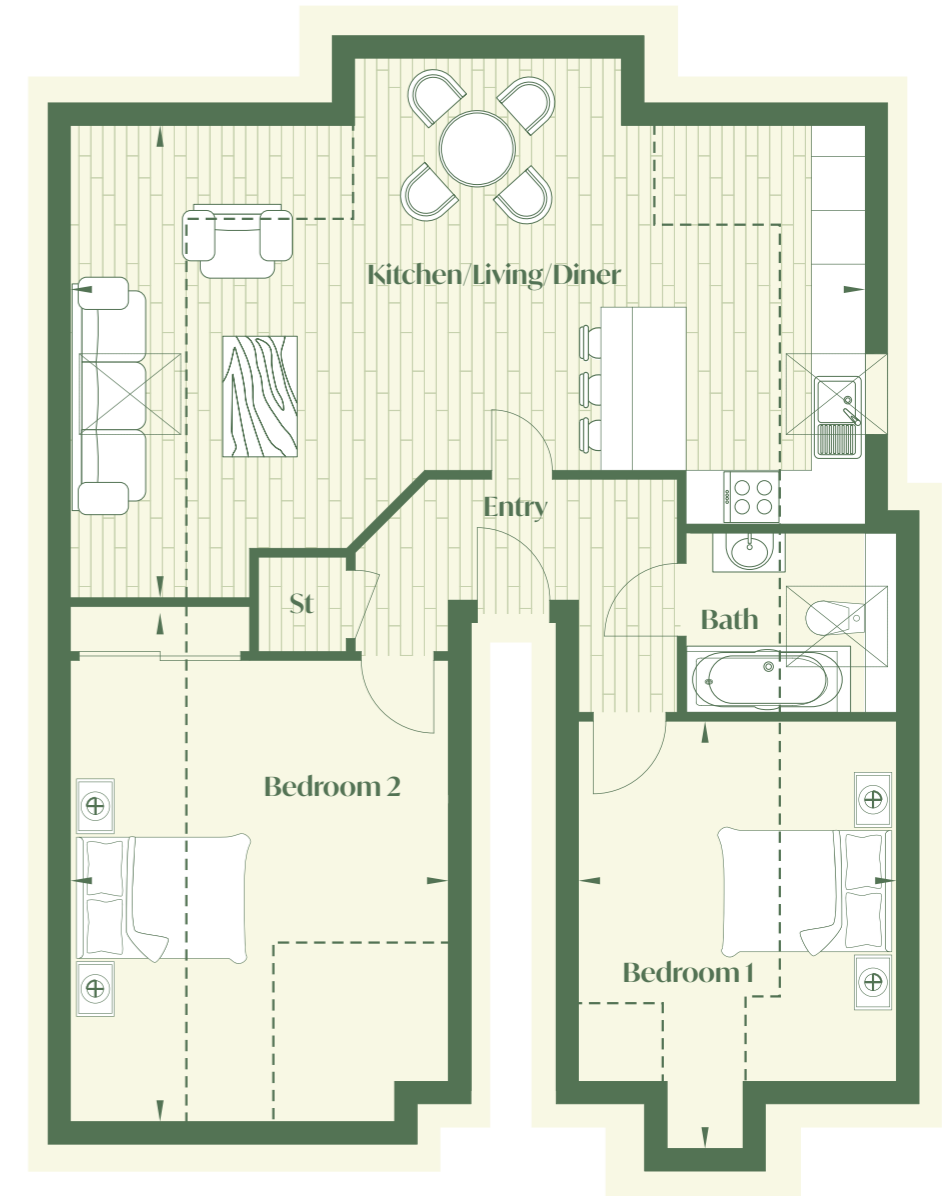
3.25m x 2.40m 10'8" x 8'0"

Room dimensions are approximate and should not be taken as exact measurements.



First floor

FLAT 6



Measurements

Kitchen/Living/Diner

8.90m x 5.30m 29'2" x 17'4"

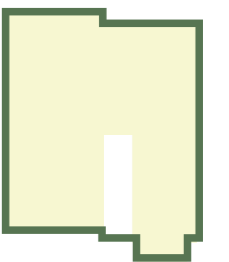
Bedroom 1

4.80m x 3.54m 15'8" x 11'5"

Bedroom 2

5.76m x 4.24m 18'10" x 13'10"

Room dimensions are approximate and should not be taken as exact measurements.



Third floor
XXV



INTERIOR FINISHES

- Two-panel moulded doors
- Decorative architrave and stepped skirting
- LED downlighters



BATHROOMS

- Fully tiled
- Porcelanosa wall and floor tiles
- High specification sanitaryware
- Wall hung pan, concealed cistern and white dual flush
- Wall hung vanity unit
- Wall-mounted mirror (or mirrored recess)
- Brushed brass towel radiator
- Dual voltage shaving socket



LIVING ROOM

- French doors opening onto the private rear garden (specified ground floor units)
- TV, telephone & satellite points
- Luxury Carpets

GENERAL

- Audio and video entry
- All units benefit from renewable energy provided by air source heat pumps
- Fully integrated fire suppression system

KITCHEN

- Individually designed layouts
- Central island or breakfast bar
- 20mm stone work surfaces and tiled splash-back
- Luxury Bosch appliances including:
 - Induction hob
 - Multi-function oven
 - Full height fridge freezer
 - Multi-function integrated dishwasher
 - 1 bowl sink and mixer tap
- LED ceiling downlighters, feature pendants and concealed LED lighting to wall cabinets
- TV, telephone & satellite points
- Wood effect luxury vinyl tiles



SPECIFICATION





fortitudo

Our Story Is Developing Yours

We're incredibly proud of our 35 years of experience and enviable reputation as an award winning developer of luxury South Coast properties.

But we're even more proud of the positive difference we've made to hundreds of homeowners lives.

We are consultants, designers, planners, highly skilled in property law, planning and development. We're all of these things and more.

Because that's what it takes to create iconic buildings that will last generations. To create life-enhancing homes, all individually bespoke and meticulously crafted to suit your every need.





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Design by DCTR