



A NEW DEVELOPMENT OF 9 X 1, 2 AND 3 BEDROOM APARTMENTS
IN THE HIGHLY SOUGHT-AFTER AREA ON BROOK ROAD, SOUTHVILLE BS3



WELCOME HOME

9 Brand New 1,2 and 3
bedroom apartments

Open plan living areas

High specification kitchens
with integrated appliances.
10 year NHBC warranty
included.

Unrivalled Southville BS3
location

Selected apartments have a
balcony or private terrace



THE DEVELOPMENT

We are pleased to launch our brand new Lombard Place development which is situated on Brook Road, Southville. This is the latest project from the PYL team which are responsible for a string of recent local successful builds such as (The Point in Kingswood, Channon's Place in Fishponds and Court Farm at Clevedon) .

The apartments will benefit from high specification integrated kitchens, aluminium double glazed windows, beautiful open plan living areas and quality wooden flooring/carpets throughout.

The contemporary bathrooms will include white ceramic sanitaryware, ceramic floor and wall tiles as well as a thermostatic shower.





THE LOCAL AREA

In the 1800's this Brook Road premises was situated opposite a Tannery and a Saw Mill.

However, this residential hot spot has become one of the very best Bristol has to offer.

On your doorstep is Wapping Wharf, a collection of some of Bristol's most exciting restaurants and bars, all housed in shipping containers. Many of the restaurants are worthy of a Michelin mention! Here, you will also find high quality ethical butchers, fishmongers and artisan cheese specialists and top notch meals to takeaway.

Within another short stroll is the popular North St with its multitude of independent shops, plus yet more bars, cafes and restaurants as well as The Tobacco Factory with it's bar, café, regular markets and home of the Tobacco Factory Theatre.

Nearby Victoria Park is a large Victorian park with large grassy areas and with 3 separate play areas. The park has multiple little wooden climbing equipment around at the greens, a basketball field with fencing, a wooden climbing frame which has swinging steps, rope bridges, etc. There are plenty of facilities for toddlers to swing and slide to their hearts content, while Skaters and BMXers will also be happy here!

Fantastic transport links with nearby railway stations at Parson Street and Windmill Hill and the mainline station at Bristol Templemeads. There are regular bus services to all parts of Bristol and beyond. For journeys further afield, Bristol Airport is within a 20-minute drive.





THE WIDER AREA

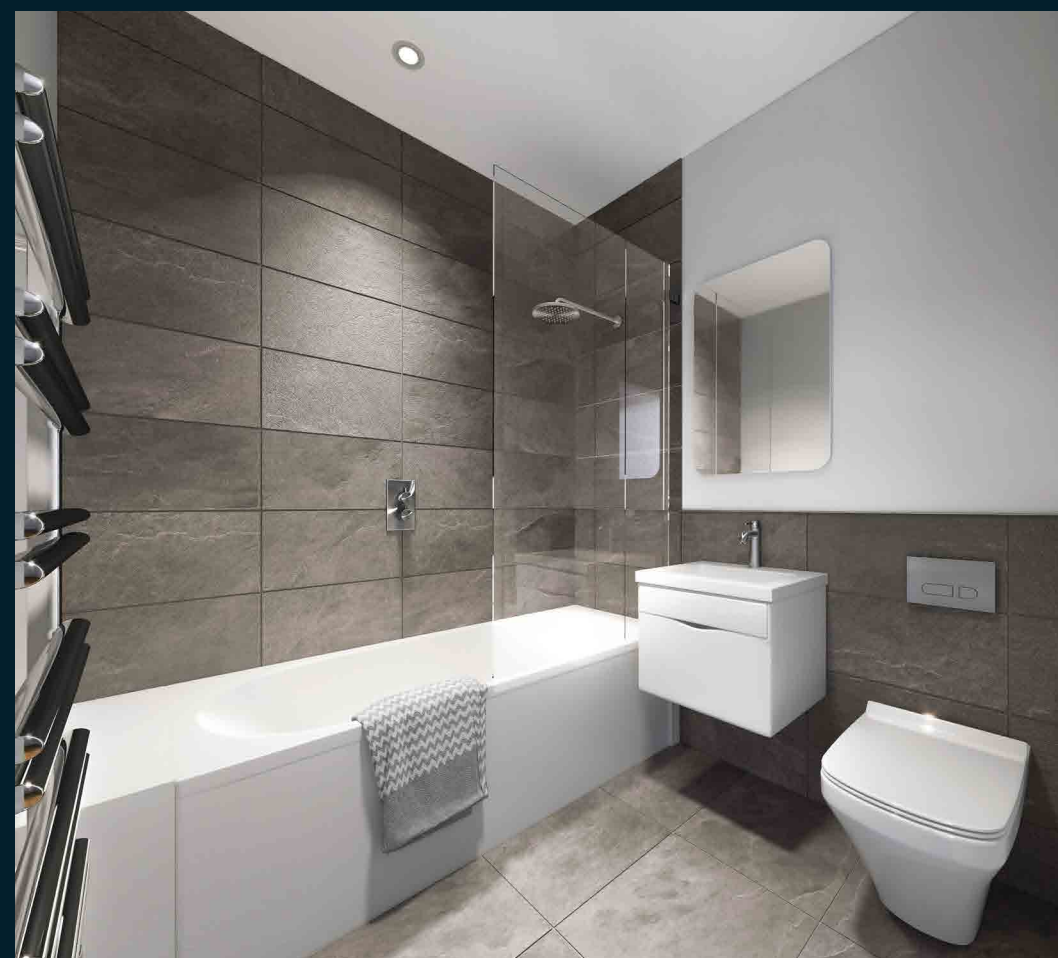
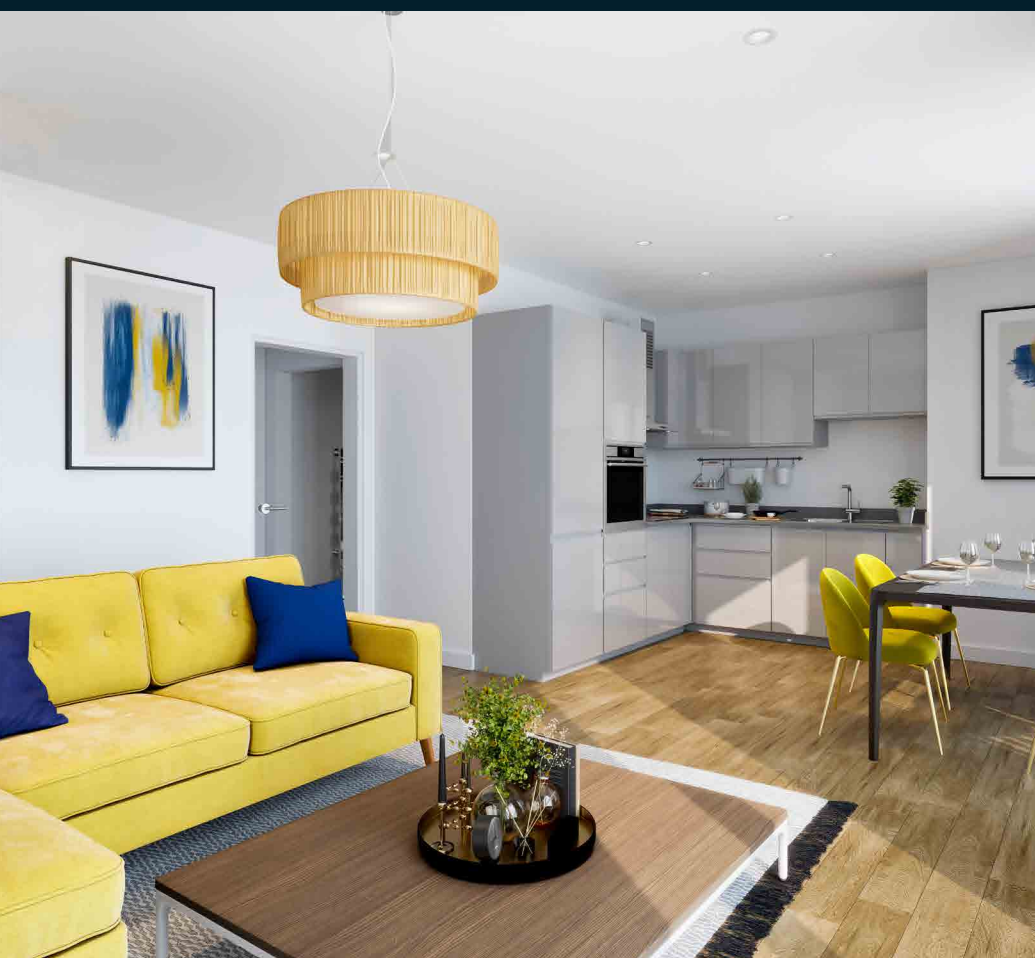
With its numerous waterfront attractions which celebrate the history of Bristol, must-visit sites include the M Shed museum, Brunel's SS Great Britain and The Matthew.

There is the Ashton Court Estate, with 850 acres of parkland and woods to explore, ideal for bike rides and walks.

The World Heritage City of Bath is only 10 miles to the East and easily reached via bike, car, bus and train!

Bristol was the UK's first cycling city with many dedicated routes, making commuting by bike a real option. From Southville, pedal along the towpath and under the Suspension Bridge. Situated a short drive from the M5, M32 and M4, there is easy access to the national motorway network. The airport is a 20-minute drive away, while Bristol Temple Meads train station and the bus station offer fast connections to London, Cardiff, Birmingham and the rest of the country.





SPECIFICATION

KITCHEN

- Matt Grey handleless kitchen cabinets
- Concrete Effect Worktops
- Integrated hob, oven and extractor
- Integrated fridge freezer
- Integrated dishwasher
- Plumbing for a washing machine
- Stainless steel sink – with mixer tap

BATHROOM

- Contemporary designed bathrooms with baths
- White ceramic sanitaryware
- Thermostatic shower over bath
- Grey Ceramic floor and wall tiles
- Chrome electric heated towel rail

GENERAL

- Plank wood effect flooring to halls and living spaces
- Grey ceramic tiles in bathrooms
- Neutral colour carpets in bedrooms
- Aluminium double glazing
- White walls and woodwork
- Lighting Spotlights to the kitchen areas, bedrooms and bathroom.
- Spotlights and pendant in the Living area

HEATING

- Communal heating system
- Under floor heating throughout all apartments

SECURITY + SAFETY

- Security alarms in the ground floor apartments
- Audio & Video entry system
- Mains operated smoke and heat detector to each apartment.
- Warranty NHBC 10 years

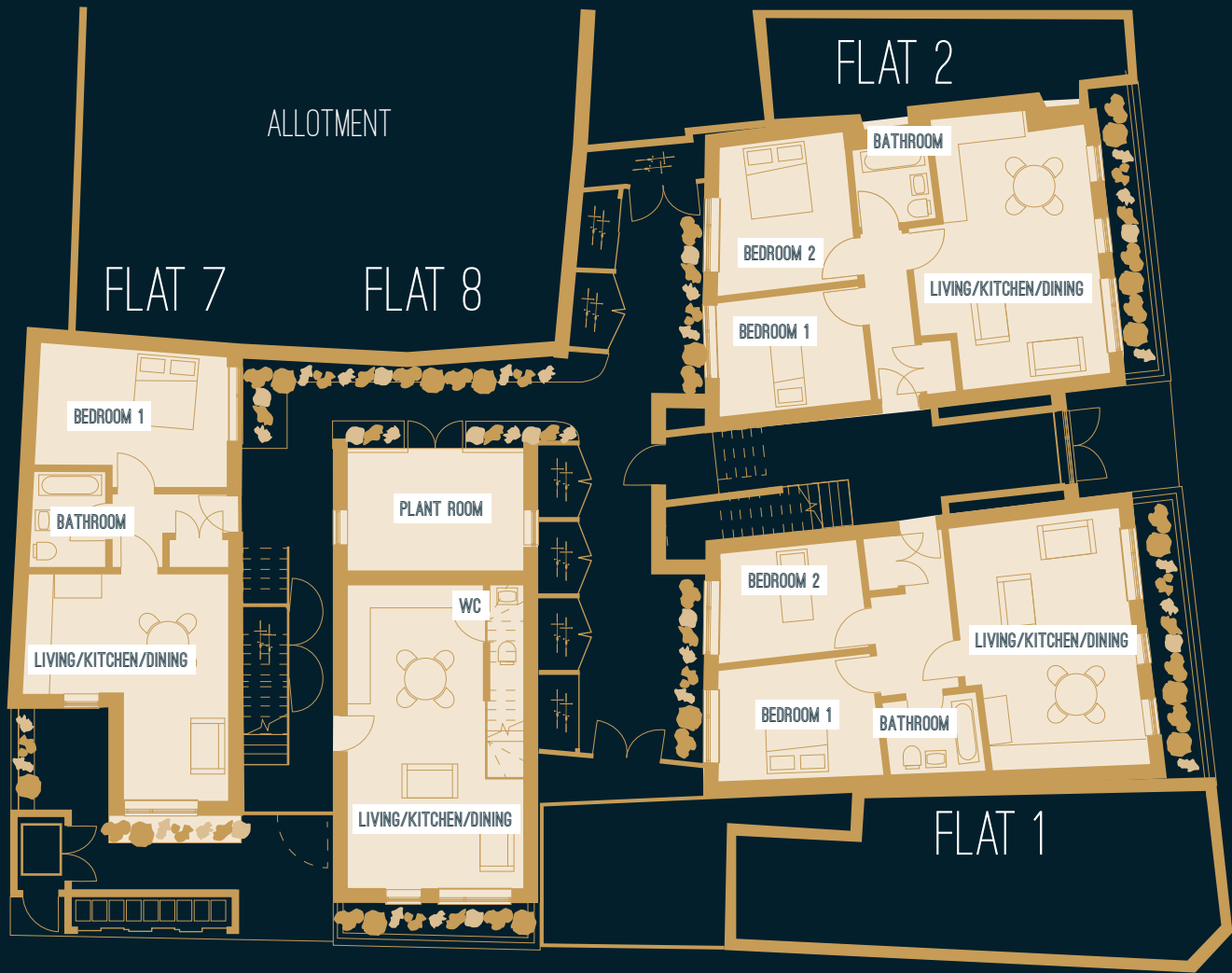
HOME ENTERTAINMENT/ COMMUNICATIONS

- BT
- Telephone points in lounge
- TV points in lounge, master bedroom

COMMON PARTS

- Secure ground floor bike storage
- Bin storage on the ground floor

GROUND FLOOR



ST. PAUL'S ROAD

FLAT 7

Ground Floor

LIVING/KITCHEN/DINING
5.1m x 5.7m / 16.7ft x 18.7ft
BEDROOM 1
4.9m x 3.5m / 16.1ft x 11.5ft
BATHROOM
1.9m x 2.4m / 6.2ft x 7.9ft

FLAT 8

Ground Floor (duplex)

LIVING/KITCHEN/DINING
4.5m x 7.7m / 14.8ft x 25.3ft

FLAT 1

Ground Floor

LIVING/KITCHEN/DINING
4.6m x 6.5m / 15.1ft x 21.3ft
BEDROOM 1
4.2m x 3.1m / 13.7ft x 10.2sqft
BEDROOM 2
3.8m x 2.7m / 12.5ft x 8.9ft
BATHROOM
2.4m x 2.0 / 13.1ft x 6.6ft

FLAT 2

Ground Floor

LIVING/KITCHEN/DINING
4.7m x 6.8m / 15.4ft x 22.3ft
BEDROOM 1
3.9m x 2.9m / 12.8ft x 6.6ft
BEDROOM 2
3.5m x 3.8m / 11.5ft x 12.5ft
BATHROOM
1.9m x 2.0m / 6.2ft x 6.6ft

FIRST FLOOR



ST. PAUL'S ROAD

FLAT 9

First Floor

LIVING/KITCHEN/DINING
5.1m x 5.7m / 16.7ft x 18.7ft
BEDROOM 1
4.9m x 3.5m / 16.1ft x 11.5ft
BATHROOM
1.9m x 2.4m / 6.2ft x 9.9ft

FLAT 8

First Floor (duplex)

BEDROOM 1
4.5m x 2.7m / 14.8ft x 8.9ft
BEDROOM 2
4.5m x 3.1m / 14.8ft x 10.2ft
BEDROOM 3
2.2m x 3.4m / 7.2ft x 11.2ft
BATHROOM
2.2m x 1.8m / 7.2ft x 5.9ft

FLAT 3

First Floor

LIVING/KITCHEN/DINING
4.5m x 9.5m / 14.8ft x 31.2ft
BEDROOM 1
4.2m x 3.1m / 13.8ft x 10.2ft
BEDROOM 2
3.8m x 2.7m / 12.5ft x 8.9ft
BATHROOM
2.4m x 1.9m / 7.9ft x 6.2ft

FLAT 4

First Floor

LIVING/KITCHEN/DINING
4.7m x 6.8m / 15.4ft x 22.3ft
BEDROOM 1
3.9m x 2.9m / 12.8ft x 9.5ft
BEDROOM 2
3.5m x 3.8m / 11.5ft x 12.5ft
BATHROOM
2.0m x 2.0m / 6.6ft x 6.6ft

SECOND FLOOR



ST. PAUL'S ROAD

FLAT 5

Second Floor

- LIVING/KITCHEN/DINING
6.2m x 4.8m / 20.3ft x 15.8ft
- BEDROOM 1
3.2m x 3.9m / 10.5ft x 12.8ft
- BEDROOM 2
3.7m x 2.7m / 12.1ft x 8.9ft
- BATHROOM
2.7m x 1.8m / 8.9ft x 5.9ft

FLAT 6

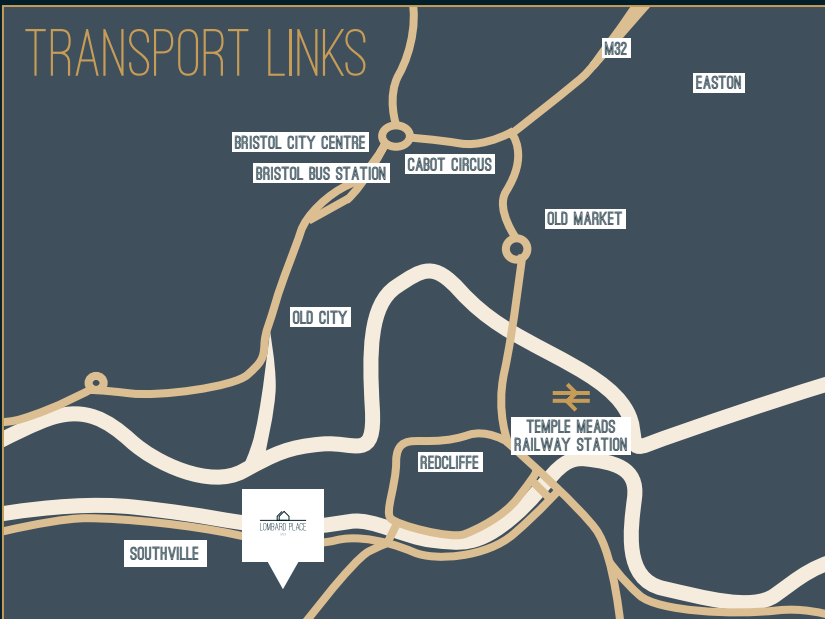
Second Floor

- LIVING/KITCHEN/DINING
4.4m x 5.6m / 14.4ft x 18.4ft
- BEDROOM 1
3.6m x 4.4m / 11.8ft x 14.4ft
- BEDROOM 2
3.7m x 2.7m / 12.1ft x 8.8ft
- BATHROOM
2.0m x 2.1m / 6.6ft x 6.9ft

ROOF



ST. PAUL'S ROAD



LOCATION

HOLY CROSS CATHOLIC PRIMARY SCHOOL
0.1 miles

LUXE FITNESS GYM
0.2 miles

ASDA SUPERSTORE
0.2 miles

BEECH TREE DENTAL SURGERY
0.2 miles

DAME EMILY PARK
0.3 miles

WAPPING WHARF
0.4 miles

SOUTHVILLE PRIMARY SCHOOL
0.4 miles

BEDMINSTER POST OFFICE
0.4 miles

BEDMINSTER TRAIN STATION
0.5 miles

QUEEN SQUARE
0.8 miles

TEMPLE MEADS TRAIN STATION
1.0 miles

M32
2.0 miles

CLIFTON
2.3 miles





CONTACT

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