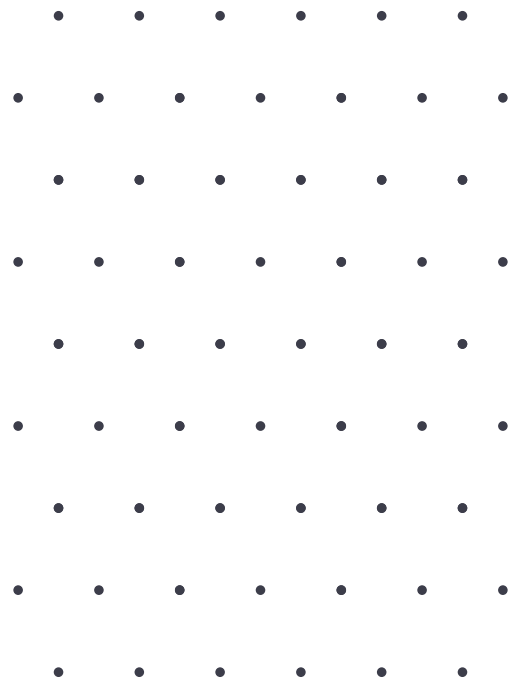




THE POINT
BRISTOL



A
UNIQUE
DEVELOPMENT
OF
NINE
2 BEDROOM
APARTMENTS
IN THE
HEART
OF
BS15





THE POINT,
LOCATED IN
THE HEART OF
KINGSWOOD,
IS A SMART AND
EXCLUSIVE
DEVELOPMENT OF
JUST 9 SPACIOUS
TWO BEDROOM
HIGH SPECIFICATION
APARTMENTS SET
OVER THREE
FLOORS.

THE POINT
BRISTOL

THE BUILDING IS PURPOSELY DESIGNED SO THAT EACH APARTMENT IS ACCESSED FROM A COMMUNAL LANDING USED BY NO MORE THAN ONE OTHER APARTMENT OFFERING **A QUIET AND PRIVATE LIFESTYLE** WHILST HAVING THE AMENITIES OF THE TOWN CENTRE ON YOUR DOORSTEP. EACH APARTMENT INCLUDES AN ALLOCATED PARKING SPACE WITH TOP FLOOR APARTMENTS INCLUDING A SECOND PARKING SPACE.

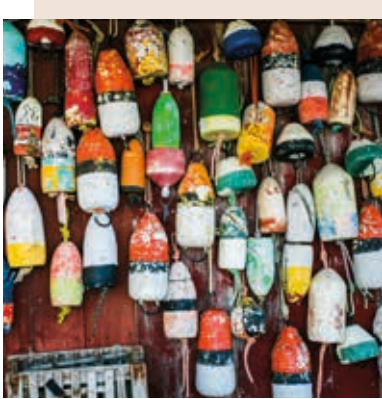


CONTEMPORARY LIVING AT ITS FINEST

EACH HOME INCLUDES
INCREASED HEIGHT CEILINGS
PROVIDING A SENSE OF SPACE
AND LIGHT, WIDE PLANK
WOODEN FLOORING TO THE
LIVING AREAS AND A GENEROUS
SPECIFICATION INCLUDING
FITTED KITCHEN APPLIANCES,
GLASS JULIETTE BALCONIES
AND FLOORING. FOR ENERGY
EFFICIENCY BUYERS WILL
BENEFIT FROM HIGHER LEVELS
OF INSULATION KEEPING YOUR
HEATING COSTS TO A MINIMUM.
TRADITIONAL BUILD TECHNIQUES
HAVE BEEN USED INCLUDING
CONCRETE FLOORS AND CAVITY
WALLS MEAN THE HIGH QUALITY
FINISH IS COMPLEMENTED BY A
HIGH QUALITY BUILD.



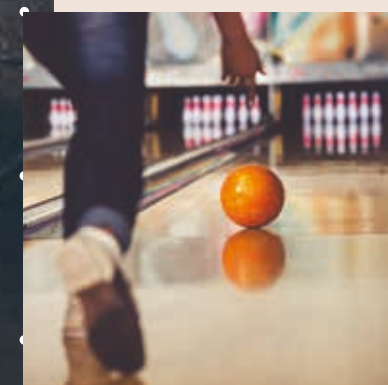
LOCATION



KINGSWOOD TOWN CENTRE HAS PLENTY TO OFFER WITH LOCAL EATERIES INCLUDING A HOST OF PUBS, BARS AND COFFEE SHOPS AND A RANGE OF SHOPS INCLUDING BOTH NATIONAL AND INDEPENDENT RETAILERS.



WITHIN A SHORT DRIVE THE POINT IS CONVENIENT FOR HANHAM HIGH STREET WHICH HOUSES A RANGE OF INDEPENDENT PUBS AND EATERIES AND ALSO THE ASPECTS LEISURE PARK, A GREAT DESTINATION FOR BOWLING, CINEMA, FITNESS AND DINING.



APARTMENTS
ONE, TWO & THREE
GROUND FLOOR



APARTMENT 1

LIVING/KITCHEN/DINER

2.8m x (up to 4.8m max) x 1.7m (up to 7.2m max)
9'2" x (up to 15'7" max) x 5'6" (up to 23'6" max)

BEDROOM ONE

3.1m x 2.9m
10'2" x 9'5"

BEDROOM TWO

2.8m (up to 3.4m max) x 2.9m max
9'2" x (up to 11'2" max) x 9'5" max

BATHROOM

2.1m x 2m
6'9" x 6'6"

APARTMENT 2

LIVING/KITCHEN/DINER

2.5m (up to 5.7m max) x 3m (up to 3.7m max)
8'2" x (up to 18'7" max) x 9'8" x (up to 12'1" max)

BEDROOM ONE

2.8m x 2.3m (up to 3m max)
9'2" by 7'5"

BEDROOM TWO

3.4m x 2.5m
11'2" x 8'2"

BATHROOM

2m x 2.1m
6'6" x 6'9"

APARTMENT 3

LIVING/KITCHEN/DINER

7.2m max x 3.2m (up to 3.4m max)
23'6" max x 10'5" (up to 11'2" max)

BEDROOM ONE

3.9m x 2.9m
12'8" x 9'5"

BEDROOM TWO

3.3m x 2.9m max
10'8" x 9'5" max

BATHROOM

2.2m x 1.7m
7'2" x 5'6"

APARTMENTS
FOUR, FIVE & SIX
FIRST FLOOR



APARTMENT 4

LIVING/KITCHEN/DINER

2.8m x (up to 4.8m max) x 1.7m (up to 7.2m max)
9'2" x (up to 15'7" max) x 5'6" (up to 23'6" max)

BEDROOM ONE

3.1m x 2.9m
10'2" x 9'5"

BEDROOM TWO

2.8m (up to 3.4m max) x 2.9m max
9'2" x (up to 11'2" max) x 9'5" max

BATHROOM

2.1m x 2m
6'9" x 6'6"

APARTMENT 5

LIVING/KITCHEN/DINER

2.5m (up to 5.7m max) x 3m (up to 3.7m max)
8'2" x (up to 18'7" max) x 9'8" x (up to 12'1" max)

BEDROOM ONE

2.8m x 2.3m (up to 3m max)
9'2" by 7'5"

BEDROOM TWO

3.4m x 2.5m
11'2" x 8'2"

BATHROOM

2m x 2.1m
6'6" x 6'9"

APARTMENT 6

LIVING/KITCHEN/DINER

7.2m max x 3.2m (up to 3.4m max)
23'6" max x 10'5" (up to 11'2" max)

BEDROOM ONE

3.9m x 2.9m
12'8" x 9'5"

BEDROOM TWO

3.3m x 2.9m max
10'8" x 9'5" max

BATHROOM

2.2m x 1.7m
7'2" x 5'6"

APARTMENTS
SEVEN, EIGHT & NINE
SECOND FLOOR



APARTMENT 7

LIVING/KITCHEN/DINER

2.8m x (up to 4.8m max) x 1.7m (up to 7.2m max)
9'2" x (up to 15'7" max) x 5'6" (up to 23'6" max)

BEDROOM ONE

3.1m x 2.9m
10'2" x 9'5"

BEDROOM TWO

2.8m (up to 3.4m max) x 2.9m max
9'2" x (up to 11'2" max) x 9'5" max

BATHROOM

2.1m x 2m
6'9" x 6'6"

APARTMENT 8

LIVING/KITCHEN/DINER

2.5m (up to 5.7m max) x 3m (up to 3.7m max)
8'2" x (up to 18'7" max) x 9'8" x (up to 12'1" max)

BEDROOM ONE

2.8m x 2.3m (up to 3m max)
9'2" by 7'5"

BEDROOM TWO

3.4m x 2.5m
11'2" x 8'2"

BATHROOM

2m x 2.1m
6'6" x 6'9"

APARTMENT 9

LIVING/KITCHEN/DINER

7.2m max x 3.2m (up to 3.4m max)
23'6" max x 10'5" (up to 11'2" max)

BEDROOM ONE

3.9m x 2.9m
12'8" x 9'5"

BEDROOM TWO

3.3m x 2.9m max
10'8" x 9'5" max

BATHROOM

2.2m x 1.7m
7'2" x 5'6"

SPECIFICATION

KITCHENS - FITTED KITCHENS INCLUDING:

- High gloss handle-less units
- Luxury Silestone worktops
- Under counter composite white bowl to enhance silestone worktop
- Neff and Bosch integrated appliances including electric inductions hob, oven, concealed extractor hood, fridge/freezer and dishwasher

BATHROOMS

- Contemporary designed bathrooms
- White ceramic sanitary ware
- Ceramic floor and wall tiles
- Chrome heated towel rail
- Thermostatic shower
- Underfloor heating
- Second shower over bath with glass screen

Electrical and Security

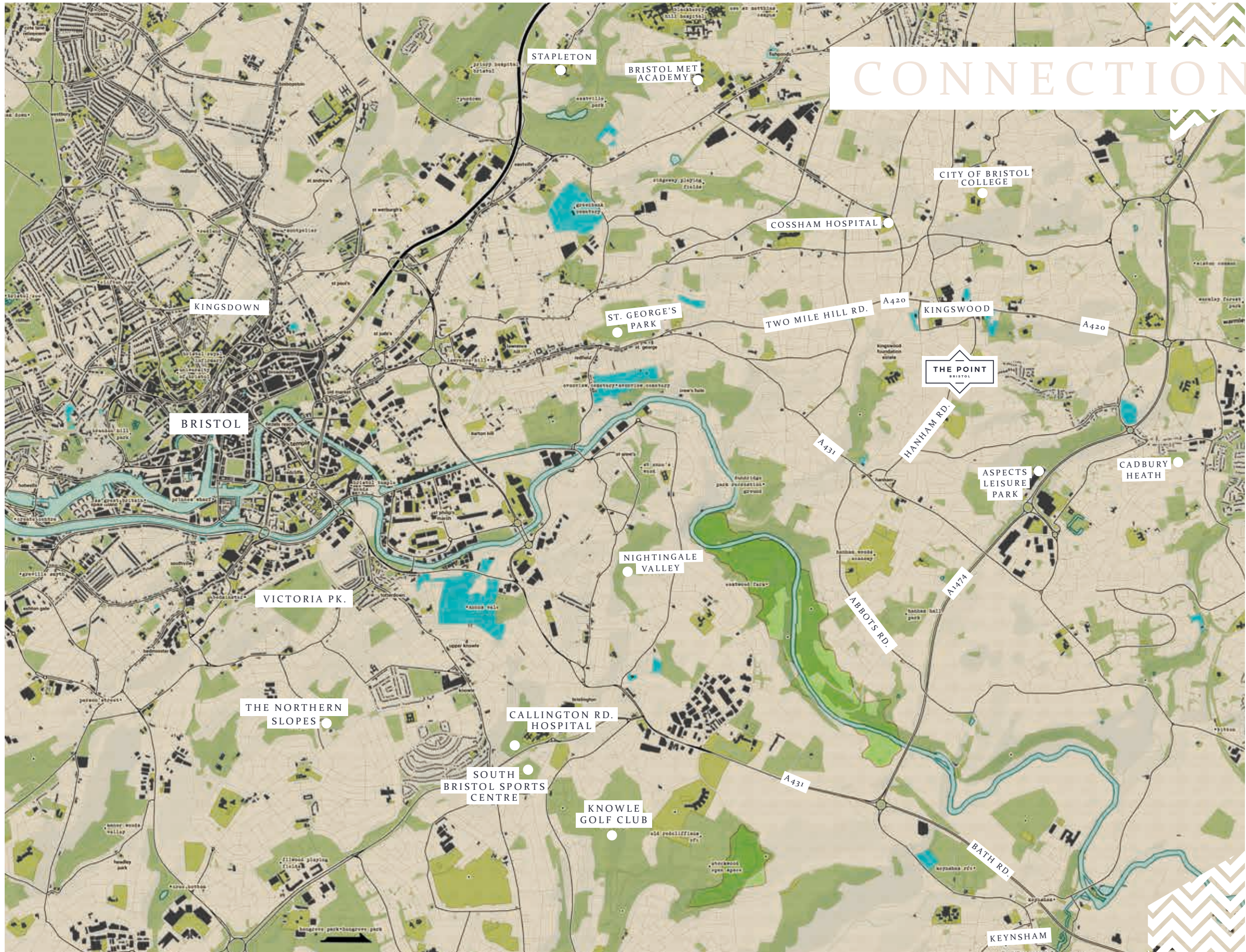
For your peace of mind the building is fitted with a secure main entrance with a door entry phone system and a communal fire safety system. Communal corridors are fitted with automatic lighting and the building includes a communal Sky dish.

APARTMENTS GENERAL

- TV points to lounge and master bedroom
- Wide wooden plank flooring to living areas
- Carpets to bedrooms
- Contemporary chrome ironmongery
- High specification double glazed anthracite grey windows and external doors
- Decorative iron and glass Juliette balcony
- Thermostat controlled gas central heating system
- Full fire detection safety system

BUILDING GENERAL

- Managed external and communal areas
- Secured main entrance
- Automatic lighting to communal corridors
- Communal fire safety system
- Solid concrete floors for sound protection
- 10 year NHBC guarantee



CONNECTIONS

KINGSWOOD IS PERFECTLY LOCATED FOR THE LOCAL ROAD NETWORK WITH THE BRISTOL RING ROAD BEING WITHIN A FEW MINUTES' DRIVE OF THE POINT, FROM HERE THE CITY OF BATH ALONG WITH CENTRAL BRISTOL AND THE M4 AND M5 MOTORWAY ARE NEARBY MEANING THE POINT IS PERFECT FOR COMMUTERS.

KINGSWOOD IS WELL SERVED BY A NUMBER OF BUS ROUTES LINKING BATH AND BRISTOL IN ADDITION TO THE LAWRENCE HILL TRAIN STATION WHILE BRISTOL AIRPORT IS ACCESSIBLE VIA THE NEW SOUTH BRISTOL LINK ROAD.

BRISTOL	24 MINS
BATH	34 MINS
MENDIP HILLS	47 MINS
BRISTOL AIRPORT	45 MINS
PORTISHEAD	43 MINS
M4	22 MINS
M32	18 MINS



THE POINT

BRISTOL



Connells

FOR FURTHER INFORMATION PLEASE CONTACT CONNELLS

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All floor area measurements have been scaled from architects' plans and may differ from built dimensions. They are for guide purposes only and should not be used for total accuracy or for fitted carpeting/floor covering purposes. Purchasers or their representatives should contact the sales office for full details. Please see sales advisor for detailed kitchen plans. The postal name and address may be different. Plot numbers will not necessarily be the same as postal numbers. Please note: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract.