

12

STATION
ROAD

SHIREHAMPTON BRISTOL



 **Spring Homes**

a development by Spring Homes

The specification of the development is subject to changes,
images are indicative of the scheme.



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MODERN, STYLISH & SUPERBLY LOCATED

A stylish & modern development of 5 three-bedroom houses and 4 two-bedroom apartments – superbly located in the heart of Shirehampton.

Each of the homes feature a fantastic sociable kitchen/living/dining space and the houses have private gardens with cycle storage and their own dedicated parking space.

LIGHT, OPEN-PLAN SPACE WITH A PRECISE MODERN FINISH

SPECIFICATION OVERVIEW

These homes will be completed to a high quality specification with light grey matt kitchen units, integrated appliances including Bosch oven & hob with stainless steel extractor hood, dishwasher and fridge/freezer.

Bathrooms will be contemporary with white sanitary ware and combination of black-grey and white tiles.

Living areas will have laminate flooring and the bedrooms will have soft neutral carpet. Each home will also include a 10 year ICW warranty for added peace of mind.



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SUPERBLY LOCATED FOR TOWN & COUNTRY

- ▲ Tree lined street – village feel
- ▲ Cafés, pubs and local shops
- ▲ Countryside/parkland
- ▲ Easy access to Bristol City Centre
- ▲ Portway, M5/M49/M4
- ▲ Shirehampton Station (direct to Temple Meads)

SHIREHAMPTON

Located on a quiet residential tree lined street – 12 Station Road is just a short walk from Shirehampton Village, with cafés, local shops, and pubs.

If you're heading out for a walk or bike ride, you're spoiled for choice with Blaise Castle and Kings Weston House nearby, and for golfers Shirehampton Golf Club is just minutes away.

Bristol City Centre is just up the Portway for a quick commute to work, or a day or night out in town. You can easily drive, take the bus or train, cycle... or even run if you're feeling fit.



Kings Weston House Estate, Blaise Castle, The George Inn Shirehampton

BRISTOL CITY CENTRE IN 15 MINUTES

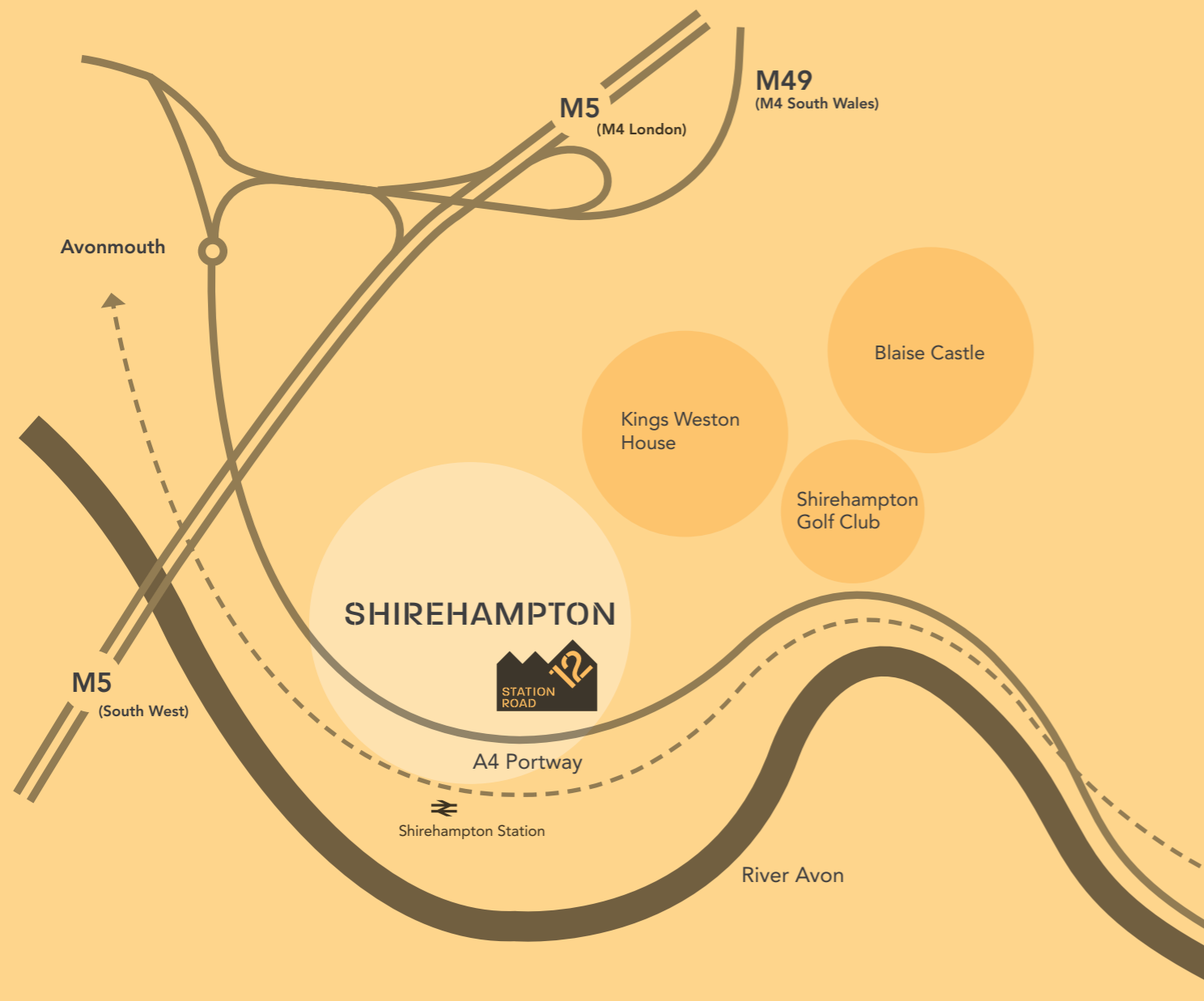
CONNECTIVITY

TRAVEL

- Shirehampton Station – 8 min (0.4 mile walk)
- Bristol Airport – 20 min (drive)
- M5 – 5 min (drive)
- M4 (West/South Wales) – 10 min
- M4 (East/London) – 12 min
- London (via M4) – 2hr 25 min
- London (via Temple Meads) – 2hr 20 min

CITY CENTRE

- Drive – 15 min (Portway)
- Train – 25 min (to Temple Meads)
- Bus – 25 min
- Cycle – approx 25 min (5 miles via Portway)



SHIREHAMPTON

GREEN SPACE

- Lamplighters Fields
- Daisy Fields
- Blaise Castle Estate
- Kings Weston House

SHOPPING

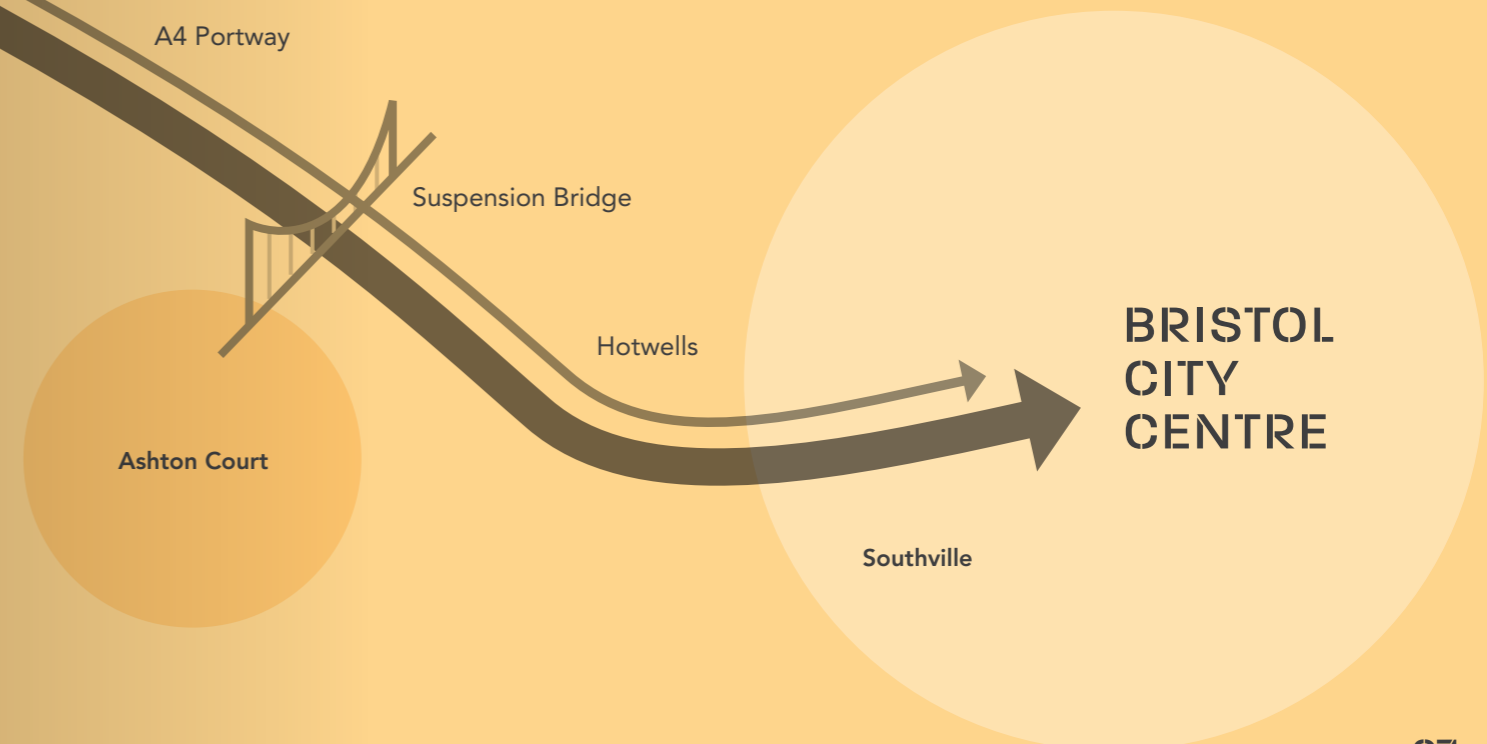
- Co-op Shirehampton
- Wood Family Butchers
- Beau's Bouquets

EATING & DRINKING

- The Lamplighters
- The Lifeboat
- The George Inn
- Ruby Jean's cafe
- T's Cafe
- Cafe on the Square

SCHOOLS

- Shirehampton Primary School
- St Bernard's Primary School
- Avon Primary
- Oasis Academy Portway



SPECIFICATION



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HOUSES & APARTMENTS

Kitchens

- Howdens Clerkenwell Light Grey units with a matt finish
- Wood effect worktop
- Glass splashbacks
- Integrated appliances to include – Bosch stainless steel single oven, Black Bosch hob with a stainless steel hood, fridge/freezer, dishwasher and washing machine

Bathrooms/En-Suite/Cloakrooms

- Contemporary white sanitary ware
- Concealing wall mounted WC
- Wall hung wash basin with mixer tap over
- Bathrooms will include a shower over the bath
- Shower cubicles – will be enclosed with a glass sliding door
- Heated towel rail in chrome finish
- Ceramic black/grey/white wall tiles
- Shaver socket in brushed chrome

Floorings

- Oak effect laminate flooring in the Lounge
- Laminate in the kitchen
- Laminate in the bathroom/ensuite/cloakrooms
- Carpet in the bedrooms

Decoration

- Walls and ceilings decorated in neutral white throughout

General

- White painted timber double glazed windows
- Brushed chrome LED spotlights in the kitchens/lounge/WC-ensuites & bathrooms
- Pendant lighting in the lounge
- Recessed LED spotlighting throughout
- Gas central heating with radiators except electric under floor heating in the family bathrooms
- Modern Howdens linear oak doors
- Brushed chrome sockets and switches
- 10 Year structural warranty by ICW
- BT Fibre TV and broadband connection
- Mains operated smoke and heat detectors to each home

HOUSES

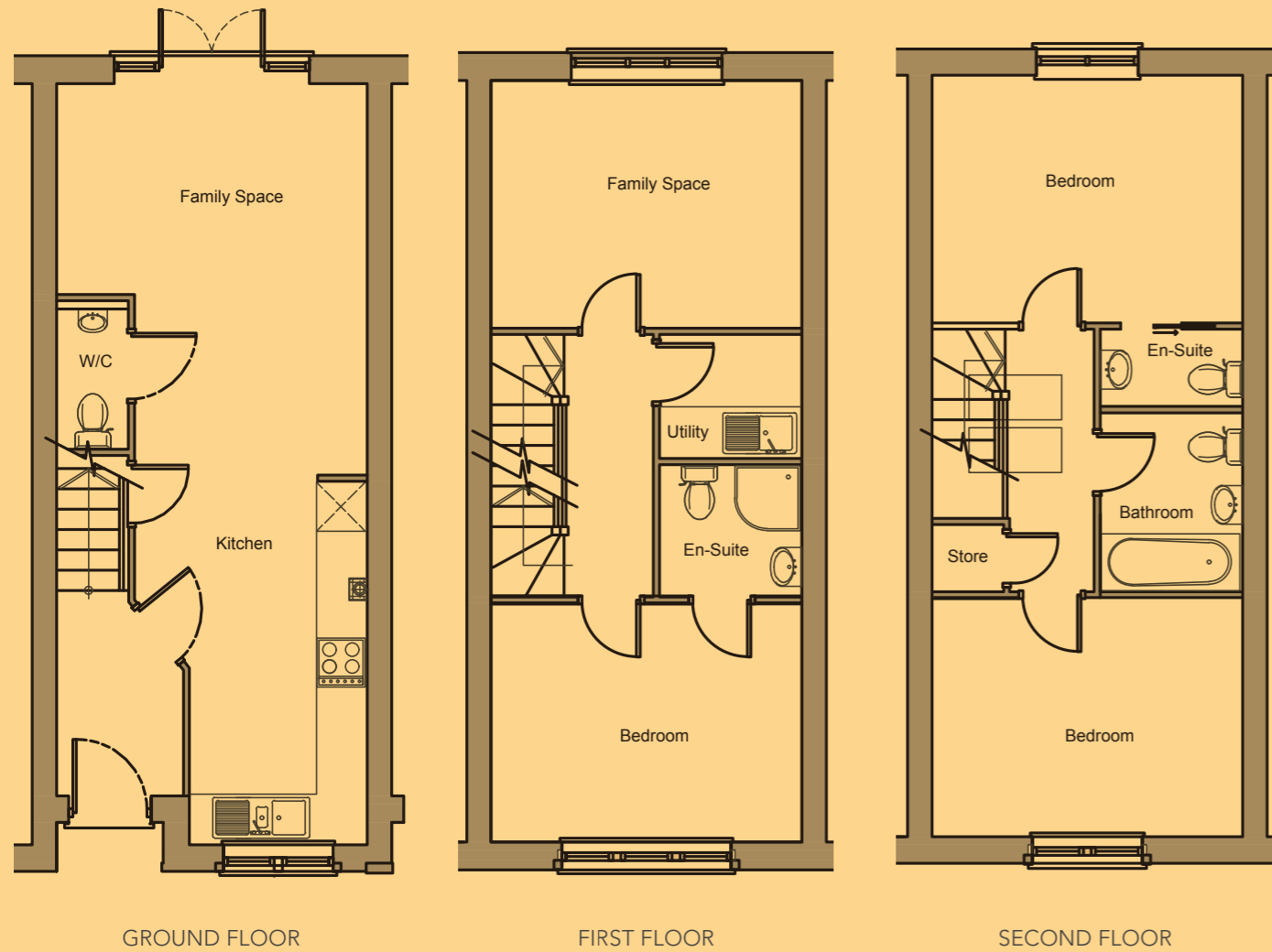
- Private cycle storage
- Allocated parking space

APARTMENTS COMMON PARTS

- Entrance hall, stairs and landings laid to laminate
- Lockable post boxes
- Communal recycling and bin store
- Cycle parking located within the parking area

FLOOR PLANS

THE HOUSES



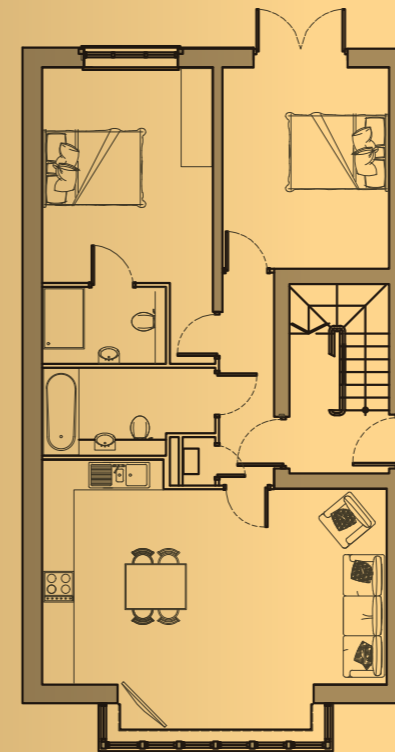
NOTES

All house feature allocated parking space (see site plan) and private cycle storage.

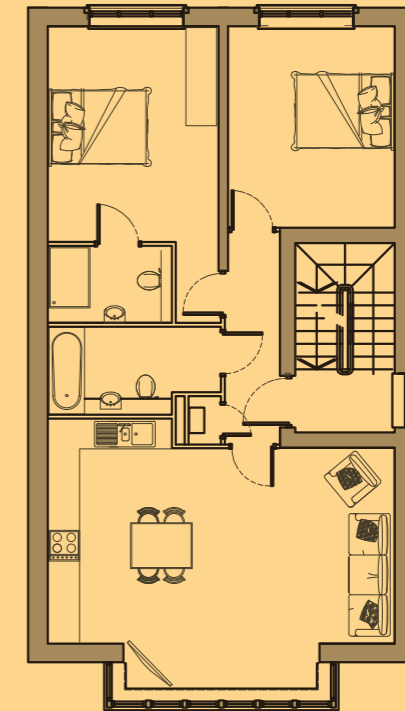
Floor plans shown are identical for all houses.

Please note: Floor plans are for illustration purposes only

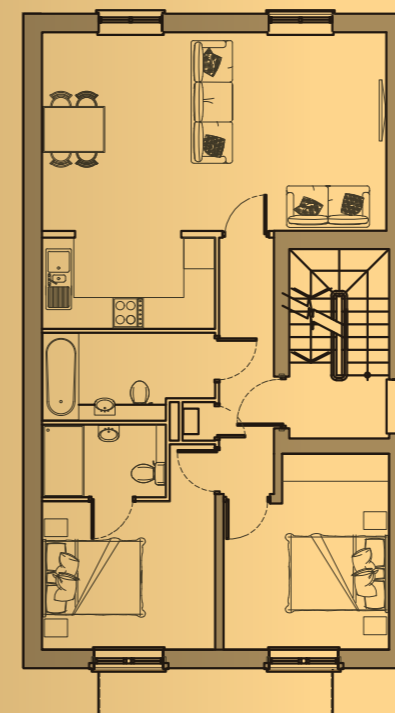
FLAT 1 GROUND FLOOR



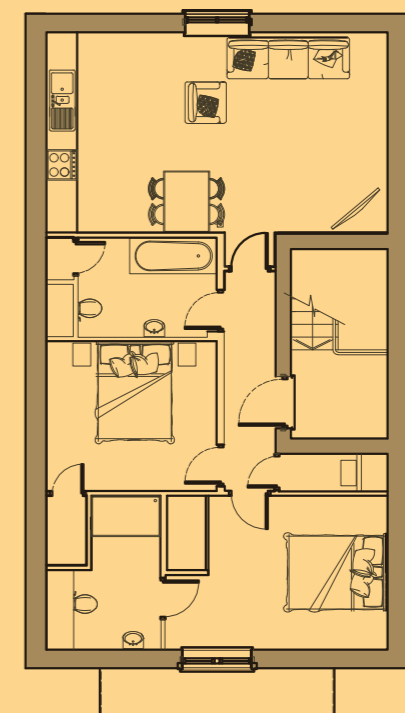
FLAT 2 FIRST FLOOR



FLAT 3 SECOND FLOOR



FLAT 4 THIRD FLOOR

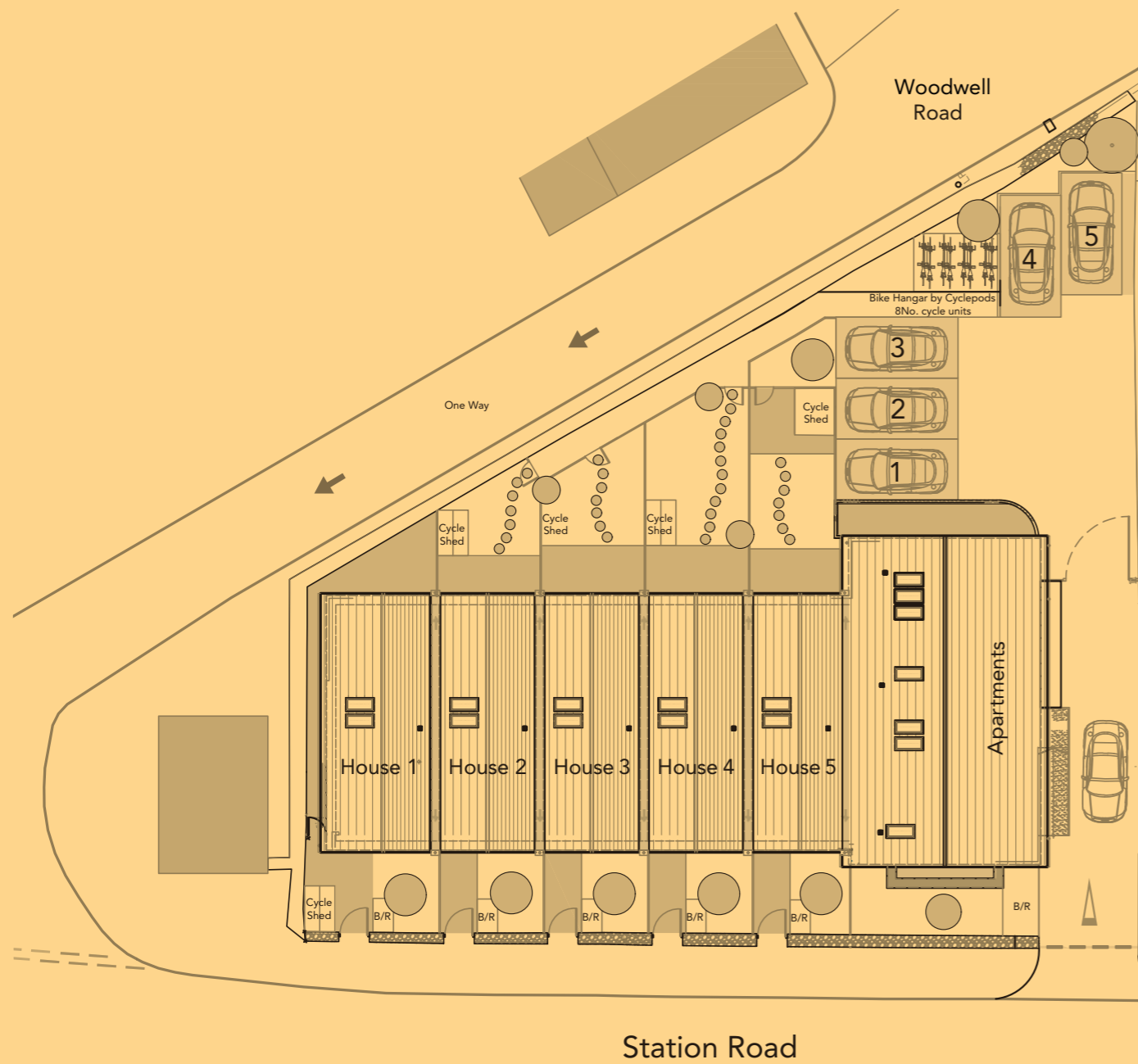


NOTES

Communal recycling and bin store.

Cycle parking located within the parking area.

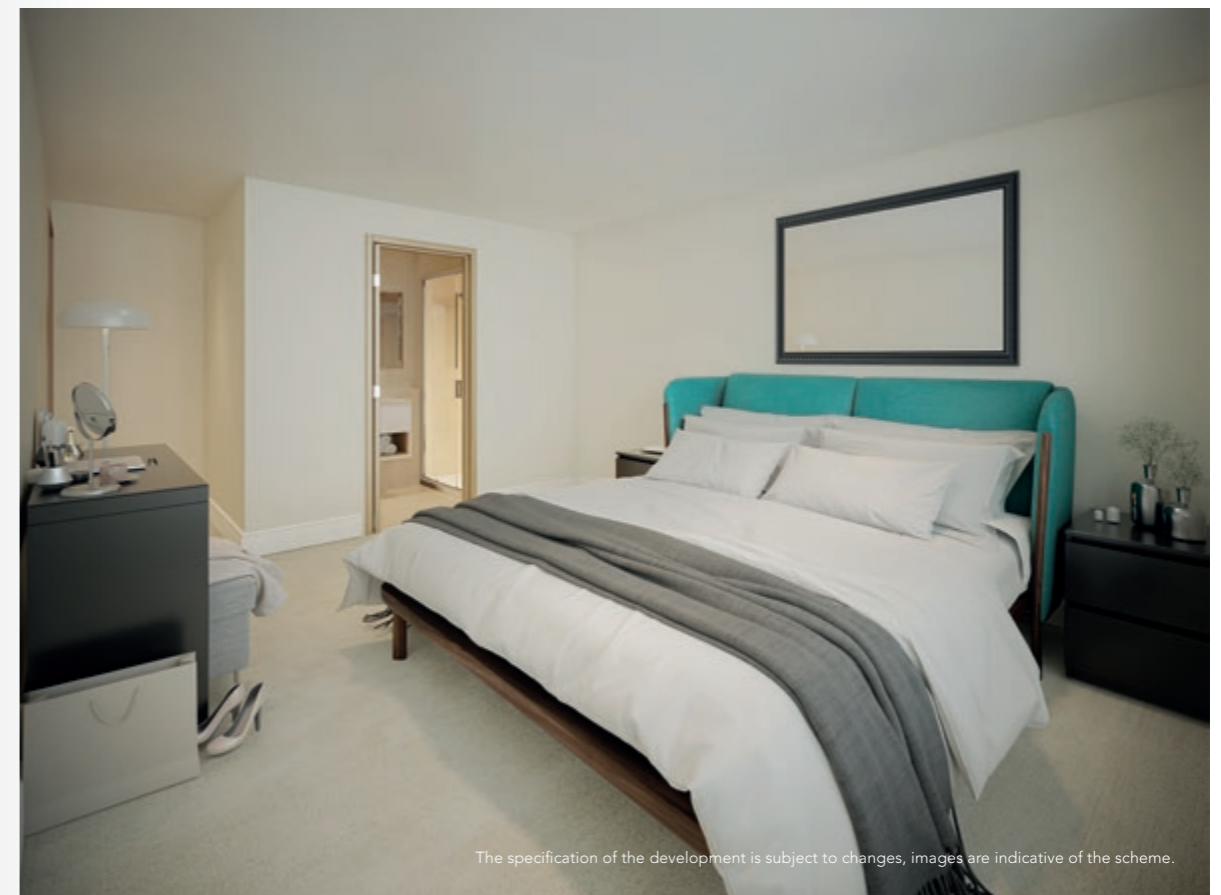
SITE PLAN



NOTES

- Located on a quiet, tree lined residential street
- Front door access from Station Road
- Private parking access from Station Road via automatic security gates
- 8 space covered cycle parking
- Rear gate access from parking (houses 2-5)

A stylish & modern development of 5 new three bedroom houses and 4 new two-bedroom apartments from Spring Homes Ltd.



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SHIREHAMPTON BRISTOL

RESERVE YOUR NEW HOME TODAY...

Contact Ocean or Hollis Morgan for more information and to discuss reserving.



0117 946 9838



0117 973 6565



The Government's Help to Buy Scheme is available. Please ask for more information.

The information and details about the development are believed at the time of composition to be correct but are subject to change. Whilst they are updated from time to time, there is no guarantee that they are always up to date. They are intended to be illustrative and are merely for the general interest and guidance of our potential customers and are not intended to be an offer or part of any contract, or to constitute any form of representation, which may form a contract. In particular any details describing or illustrating our properties must be checked by inspection or enquiry if you progress your interest. Photos are for illustrative purposes and individual properties may vary.

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