

BANKSIDE

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A contemporary development of
1 & 2 bed apartments in Brislington, Bristol





BANKSIDE BOASTS...

Bankside is a fantastic new development of just 14 apartments on the south east side of Bristol. The high quality one and two-bedroom contemporary apartments are ideal for first time buyers and investors enjoying an excellent location. Positioned just off the main A4 Bath Road with good shopping and schools close at hand plus the Bristol Park & Ride is also right on your doorstep so connections to Bristol City Centre are excellent.

BANKSIDE

BANKSIDE BOASTS...

BRISTOL & BATH

Bankside is ideally located to enjoy the best of Bristol and Bath, whichever you choose. Situated in Brislington it's just around 3 miles to Bristol City Centre and also only 10 miles from Bath via the main A4 Bath Road right on your doorstep.

BEST PLACE IN THE UK

Bristol is regularly voted one of the best places to live in the UK and it's not hard to understand why. A combination of waterside pubs and restaurants, fantastic shopping, stunning architecture and impressive history means that the city has a real buzz about it.

ARTS & FESTIVALS

There is a vibrant arts vibe to the City, from the classic Bristol Old Vic Theatre and Bristol Hippodrome to the more modern Arnolfini and Watershed multi-arts venues plus a strong affiliation to the world of street art, perhaps unsurprising as this is the birthplace of celebrated graffiti artist Banksy.

Numerous festivals throughout the year, including the Harbour festival and of course the Balloon festival at Ashton Court help maintain an outdoor feel to life in the City which is also one of the 'Greenest' in the country.

BANKSIDE

CYCLING & OUTDOOR LIVING

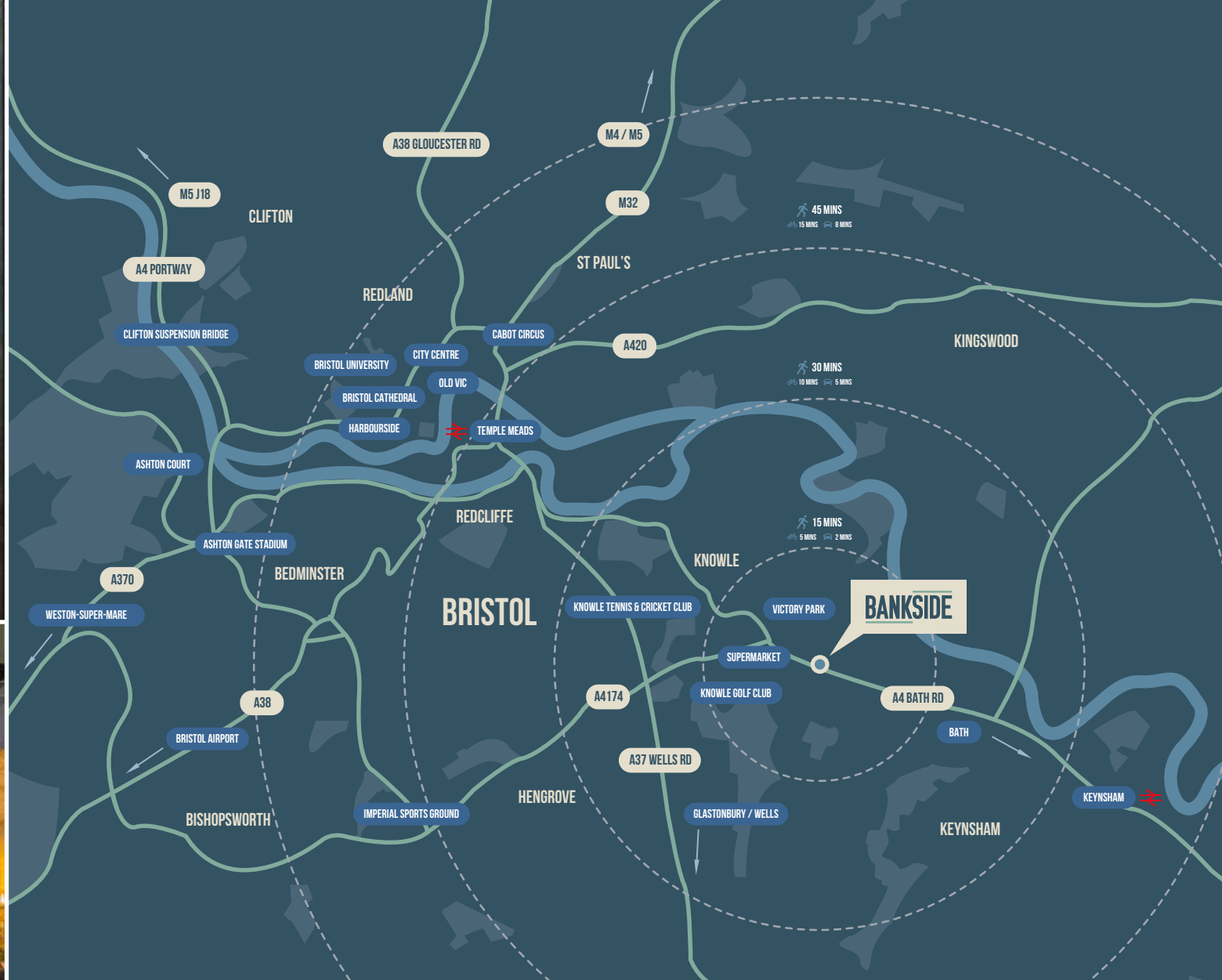
Named as Britain's first cycling city over a decade ago it has since flourished as a bike-friendly haven and offers excellent routes both within Bristol and beyond – including the Bristol and Bath Railway Path (a 16-mile ride between the two cities).

Off your bike there are plenty of other opportunities to enjoy the outdoors, from walking in Clifton and on the Downs, interrupting this with a game of golf at one of the many local clubs or else perhaps a cruise on the River Avon or a barge trip on the nearby Kennet & Avon canal.

TRAVEL LINKS

Bankside also enjoys excellent commuter links, with the busy mainline station of Bristol Temple Meads less than 3 miles away while Bristol Airport is only just over 20 minutes away – perfect for business trips or a holiday getaway. The M32 motorway in Bristol also allows quick access to the rest of the UK motorway network but one of the key benefits at Bankside is proximity to the Brislington hub of Bristol Park & Ride. This facility means there is a regular, fast bus straight into the city centre just 2 minutes from your door.





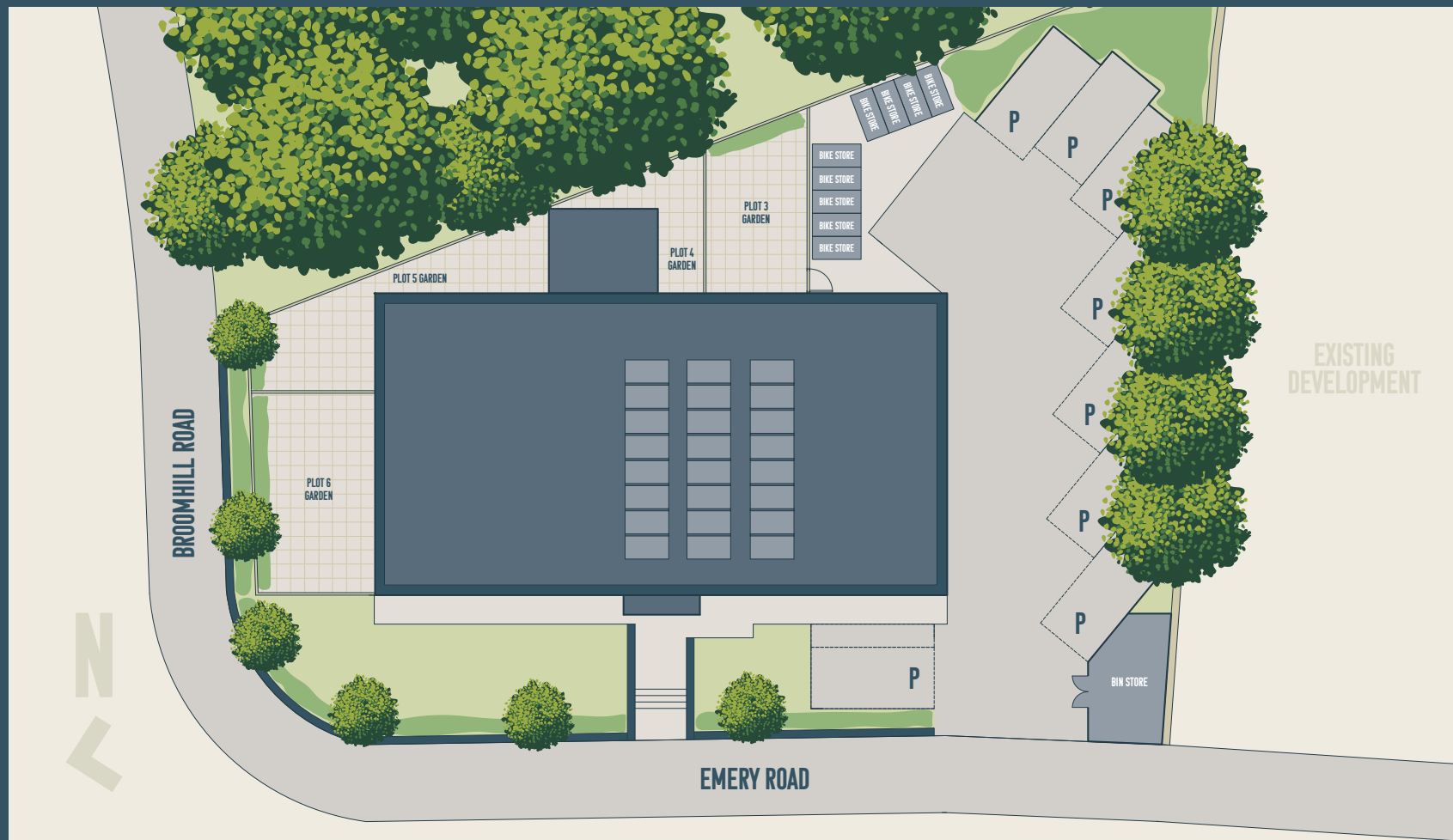
LOCAL LINKS			
Temple Meads - 2.8 miles	57 mins	17 mins	11 mins
City Centre - 3.1 miles	1 hr 6 mins	19 mins	14 mins
Supermarket - 0.5 miles	10 mins	4 mins	4 mins
Keynsham Station - 2.2 miles	43 mins	14 mins	6 mins

FURTHER AFIELD		
Bristol Airport - 9 miles	23 mins	N/A
Bath - 10 miles	35 mins	33 mins
Cardiff - 46 miles	60 mins	1 hr 20 mins
London - 117 miles	2 hrs 29 mins	1 hr 57 mins

DISCLAIMER: All times and distances shown are estimations. For latest travel times check online.

BANKSIDE BOASTS... BEAUTIFUL APARTMENTS

Bankside enjoys a prominent position on Emery Road just a short walk from the Bath Road junction. The 14 apartments are set across three floors with some enjoying their own private gardens.



GROUND FLOOR

APARTMENT 1

Living / Kitchen / Dining:
4300mm x 5038mm
 (14'1" x 16'6")

Bedroom 1:
2482mm x 3106mm
 (8'2" x 10'2")

APARTMENT 2

Living / Kitchen / Dining:
3242mm x 5327mm
 (10'8" x 17'6")

Bedroom 1:
2507mm x 3337m
 (8'3" x 10'11")

APARTMENT 3

With Garden

Living / Kitchen / Dining:
5336mm x 4058mm
 (17'6" x 13'4")

Bedroom 1:
2724mm x 4058mm
 (8'11" x 13'4")

APARTMENT 4

Small Garden

Living / Kitchen / Dining:
3530mm x 3913mm
 (11'7" x 12'10")

Bedroom 1:
2707mm x 3642mm
 (8'11" x 11'11")

APARTMENT 5

Large Garden

Living / Kitchen / Dining:
3722mm x 5388mm
 (12'3" x 17'8")

Bedroom 1:
2633mm x 2867mm
 (8'8" x 9'5")

APARTMENT 6

Large Garden

Living / Kitchen / Dining:
3495mm x 5303mm
 (11'6" x 17'5")

Bedroom 1:
2557mm x 4207mm
 (8'5" x 13'10")

Bedroom 2 / Study:
3175mm x 2409mm
 (10'5" x 7'11")



FIRST FLOOR

APARTMENT 7

Juliet Balcony

Living / Kitchen / Dining:
3447mm x 5302mm
 (11'4" x 17'5")

Bedroom 1:
2534mm x 3444mm
 (8'4" x 11'4")

Bedroom 2 / Study:
3175mm x 3432mm
 (10'5" x 11'3")

APARTMENT 8

Living / Kitchen / Dining:
3743mm x 5411mm
 (12'3" x 17'9")

Bedroom 1:
2580mm x 3648mm
 (8'6" x 12'0")

Bedroom 2 / Study:
4065mm x 2517mm
 (13'4" x 8'3")

APARTMENT 9

Living / Kitchen / Dining:
3787mm x 5411mm
 (12'5" x 17'9")

Bedroom 1:
2607mm x 4035mm
 (8'7" x 13'3")

Bedroom 2 / Study:
4064mm x 2517mm
 (13'4" x 8'3")

APARTMENT 10

Juliet Balcony

Living / Kitchen / Dining:
3495mm x 5303mm
 (11'6" x 17'5")

Bedroom 1:
2532mm x 3425mm
 (8'4" x 11'3")

Bedroom 2 / Study:
3188mm x 2459mm
 (10'6" x 8'1")



SECOND FLOOR

APARTMENT 11

Juliet Balcony

Living / Kitchen / Dining:
3447mm x 5302mm
 (11'4" x 17'5")

Bedroom 1:
2534mm x 3444mm
 (8'4" x 11'4")

Bedroom 2 / Study:
3175mm x 3432mm
 (10'5" x 11'3")

APARTMENT 12

Living / Kitchen / Dining:
3743mm x 5411mm
 (12'3" x 17'9")

Bedroom 1:
2580mm x 3648mm
 (8'6" x 12'0")

Bedroom 2 / Study:
4065mm x 2517mm
 (13'4" x 8'3")

APARTMENT 13

Living / Kitchen / Dining:
3787mm x 5411mm
 (12'5" x 17'9")

Bedroom 1:
2607mm x 4035mm
 (8'7" x 13'3")

Bedroom 2 / Study:
4064mm x 2517mm
 (13'4" x 8'3")

APARTMENT 14

Juliet Balcony

Living / Kitchen / Dining:
3495mm x 5303mm
 (11'6" x 17'5")

Bedroom 1:
2532mm x 3425mm
 (8'4" x 11'3")

Bedroom 2 / Study:
3188mm x 2459mm
 (10'6" x 8'1")





BANKSIDE BOASTS...

THE BEST SPECIFICATION

You can be sure of the best specification at Bankside. At Woodstock Homes we only build our homes using high quality materials and ensure an excellent specification of fixtures and fittings comes as standard. In addition, for your own peace of mind each property comes with a 10-year warranty.

KITCHEN

- Fully fitted kitchen by Paula Rosa Manhattan
- Integrated Zanussi tall fridge / freezer
- Electric Zanussi single oven, hob and extractor hood
- Stainless steel single bowl sink with monobloc tap

BATHROOM

- Large shower enclosure with polished metal framing and ceramic tiling
- Polished chrome Thermostatic shower*
- White Sanitary ware by Roca with chrome taps and fittings
- Complete with flooring

LIGHTING & ELECTRONICS

- Chrome track light to kitchen
- Communal Freeview television antenna
- TV and telephone outlets to lounge and master bedroom
- USB charging sockets to lounge and master bedroom
- FTTP – Fibre Optic broadband cabling to each apartment

ENTRY & SECURITY

- Audio access door entry system

DECORATIVE & ADDITIONAL FINISHES

- Oak veneer doors
- Chrome ironmongery
- Walls Swansdown grey emulsion
- Ceilings Brilliant white emulsion
- Woodwork white satin finish

COMMUNAL AREAS

- Secure cycle storage lockers*
- Recycling and refuse store
- Limited parking spaces available (see Sales Advisor for details)

DISCLAIMER: * Specification may vary on some apartments, please see Sales Advisor for details. We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract. Prospective purchasers should not rely on the information contained in this brochure and should consult the selling agent/sales executive for the latest details prior to reservation.

BANKSIDE

4 Emery Road, Brislington, Bristol

Postcode: **BS4 5PF**



Backed by
HM Government

If you want to own a new-build home in England but you haven't saved a big enough deposit, the Help to Buy: Equity Loan scheme could offer the help you need.

Visit the Government Help to Buy website for details at :

www.helptobuy.gov.uk



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HOMES

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