



BELOE  
MEWS

Beloe Mews. Horfield, BS7





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# Truly modern living



With contemporary style in a superb location, Beloe Mews is a development of four 3-bed homes in Horfield, Bristol.

Not only is it a very short stroll from the array of independent shops on the famous Gloucester Road, Beloe Mews is also close to the greenery of Horfield Common and is in the middle of a number of good primary schools.

Inside, you can relax with a host of smart features and high quality specification from top to bottom, helping you enjoy truly modern living.

Construction on site is now underway, and we look forward to the development being completed in Autumn 2015.



# Location



Enjoy the buzz of creativity and unwind in the open spaces around Beloe Mews.



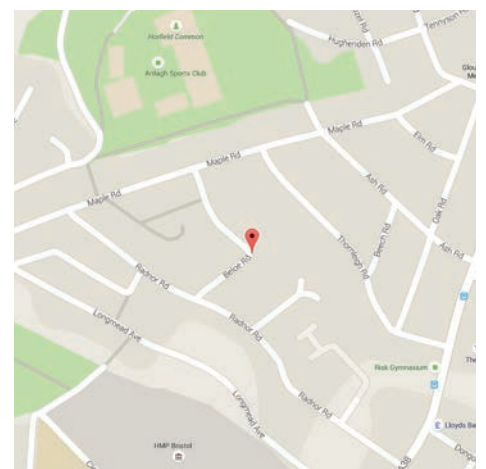
Beloe Mews is a short walk from Gloucester Road which runs through the heart of Horfield. One of Bristol's most famous roads, it has more independent traders than any other road in the UK. In addition to its quirky shopping, there's also a fantastic choice of cafés, bars and restaurants.

Horfield Common is nearby, an open and quiet space with a small play area, wildlife pond and tennis courts. Horfield also has its own leisure centre, where you can take advantage of two swimming pools, a sports hall, group cycling studio, crèche, squash courts and gym.

Another interesting spot just down the road is St Werburghs City Farm, where kids can get up close with animals, and enjoy fun events and activity days.

Below Mews is close to major bus routes into the city centre, and is between 10 and 20 minutes from both of Bristol's main train stations. It's also a handy location for hopping onto the motorway network.

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# Plots



## Plot 1 & 3

Lounge	4.75m x 3.40m	(15ft 7" x 11ft 2")
Kitchen/Dining	4.80m x 2.55m	(15ft 9" x 8ft 4")
Bed 1	4.55m x 2.55m	(14ft 11" x 8ft 4")
Bed 2	3.70m x 2.55m	(12ft 2" x 8ft 4")
Bed 3	3.44m x 2.11m	(11ft 3" x 7ft 11")



## Plot 2 & 4

Lounge	4.75m x 3.40m	(15ft 7" x 11ft 2")
Kitchen/Dining	4.80m x 2.55m	(15ft 9" x 8ft 4")
Bed 1	4.55m x 2.55m	(14ft 11" x 8ft 4")
Bed 2	3.70m x 2.55m	(12ft 2" x 8ft 4")
Bed 3	3.44m x 2.11m	(11ft 3" x 7ft 11")



# Specification

Every aspect of the final specification has been thought about with you in mind. Every detail has been considered, because we know how important the finishing touches are to making a home.



PORCELANOSA



Villeroy & Boch  
1748



## Kitchens

- Fully fitted kitchens by Sigma
- Stylish Minerva worktops with matching upstand
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel double integrated electric Smeg oven
- Smeg Ceramic hob
- Smeg Integrated fridge/freezer
- Smeg Integrated dishwasher
- Space for washing machine

## Bathrooms and Cloakrooms

Fully fitted bathrooms from Villeroy Boch, Hansgrohe & Aquadart including:

- Back to wall WCs with concealed cisterns
- Wall-mounted semi-pedestal hand basins with chrome mixer taps
- Bath with chrome bath filler
- Exposed Thermostatic chrome Showers
- Chrome towel rails
- Shaver socket to bathroom
- Contemporary ceramic wall & floor tiling from Porcelanosa

## General

- Contemporary style white satinwood painted skirtings & architraves
- White Oak veneered flush doors with chrome lever handles

## Flooring

- Engineered Oak flooring to Hallway, Kitchen/Dining & Living Rooms
- Neutral Carpets to Bedrooms, stairs & landings

## Central Heating & Energy Efficiency

- Gas Combination boiler powered central heating & hot water
- Central Programmer for thermostatic & timer controls
- Solar Panel system to each unit for further energy savings

## Peace of Mind & Security

- Mains operated Smoke Alarms with battery back up
- Security Alarm System to each unit
- 10 Year Structural warranty from CRL

## Lighting and electrics

- Downlighters to kitchen, bathroom & cloakroom
- Pendant light fittings elsewhere
- Phone/TV Points to all reception rooms & main bedrooms
- Plenty of plug sockets to each room

## Windows/Front Door

- Contemporary design uPVC Composite front door
- White uPVC windows & French Doors

## External

- 1 Parking space per property
- Shared Cycle Storage facility
- Security Light to each front door
- Front/Rear Gardens will be turfed

## Rear Gardens

- Patios and Paths paved
- Featheredge Fencing to rear with Trellis fencing above
- An external tap will be provided to the rear
- Outdoor Socket
- Outdoor wall Light





#### Disclaimer

It is not possible in an online presentation of this nature to do more than give a general impression of the range, quality and variety of the properties that we have on offer. The Computer Generated Images (CGIs), floor plans, layouts and measurements are included for guidance only. Measurements may vary by plus or minus 100 mm. The homes may vary in terms of elevational design, details and materials used.

We reserve the right to make non-structural changes during the construction process which we believe will enhance the home. Such changes are due to our commitment to create homes of individual character.

#### Photography

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