

POLICE SPACELOST

PROBABLY THE BEST APARTMENTS IN BS16

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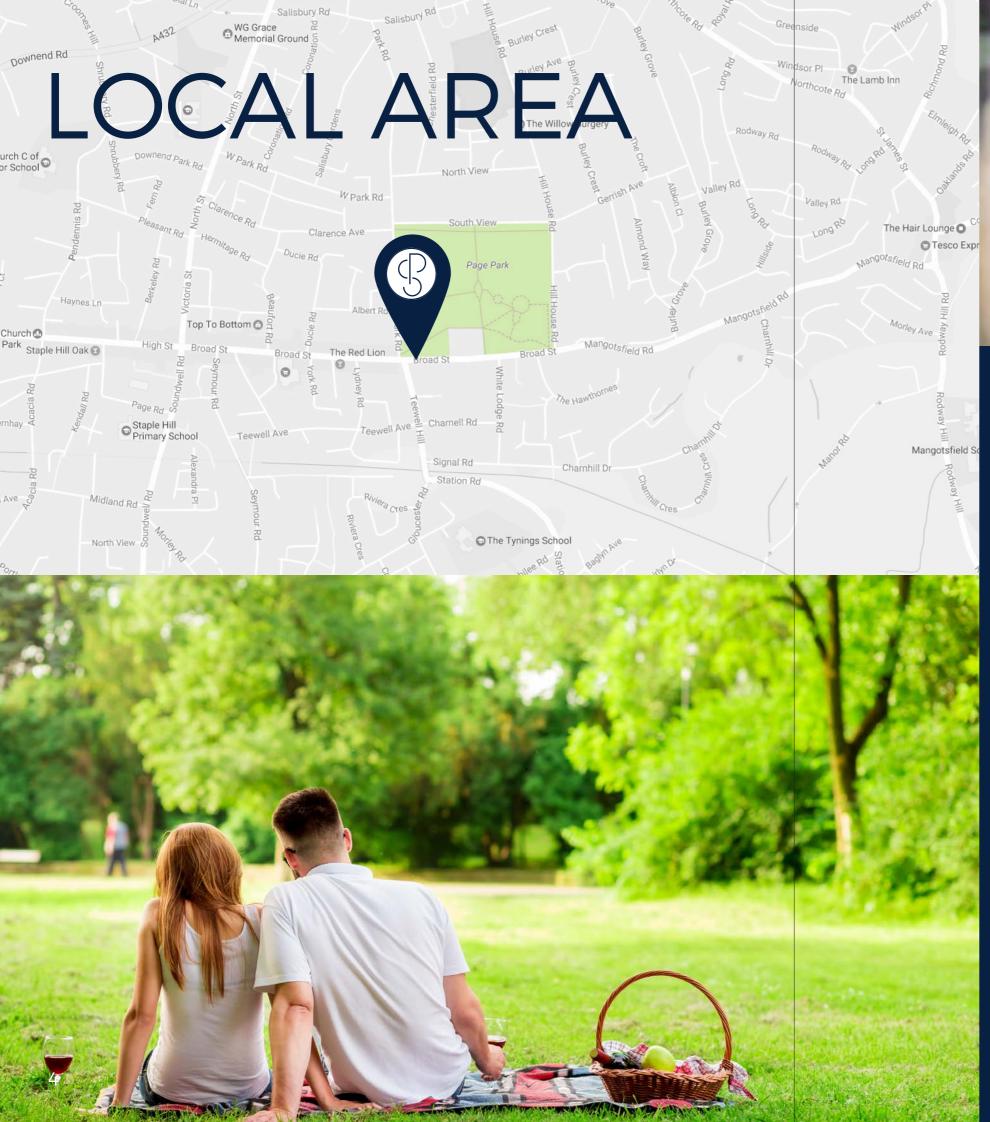
A sympathetic conversion of a former Victorian Police Station into just five stunning 1 & 2 bedroom apartments

The Old Police Station BS16 will see the creation of five brand new luxury apartments in a peaceful setting in Staple Hill, a district of Bristol.

Each apartment will have the convenience of an allocated parking space and behind the beautiful period façade of the Old Police Station, generously proportioned one and two bedroom apartments have been carefully laid out to provide amazing individual homes, some with views towards handsome Page Park and others over the City.

Thoughtful planning and attention to detail will mean that each apartment will be meticulously finished and designed to blend this historic building with the requirements of modern luxury living.

THE DEVELOPMENT





You will find the Old Police Station located on a quiet, tree lined section of Broad Street, set amongst other residential buildings and opposite Page Park, which was originally donated to the local inhabitants during the early 1900's, to provide outside space for them to enjoy during their spare time.

The park still retains a bandstand and clock tower today and with the new Café due for completion in summer 2017, this green space will continue to provide a place for leisure and relaxation for many years to come.

Independent shops and cafés are within walking distance and with the City Centre a short bus or car journey away, access to the commercial hub and the rich cultural, entertainment and shopping opportunities found in Bristol's City Centre, are easily achieved.

The Old Police Station is also favourably located to access the national motorway network, via the new ring road and the countryside is also easily reached, with places such as the National Trust's Dyrham Park around twenty minutes' drive away.

Flat 1 - 78m² / 840ft sq

Living Space	6.31m x 3.91m	20ft 8" x 12ft 10"
Bedroom 1	4.84m max x 2.90m	15ft 10" x 9ft 6"
Bedroom 2	3.91m x 2.63m	12ft 10" x 8ft 7"

• Ground floor 2-bed flat

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- Private Entrance through the original building front door
- Utility Cupboard and 2 separate storage cupboards
- Two good sized double bedrooms
- Large 4-piece Bathroom
- Lounge/Diner looking onto front garden and facing Page Park







Flat 2 - 61m² / 657ft sq

Living Space 6.7m x 4.2m Bedroom 1 5.47m x 4.07m

21ft 11" x 9ft 4"

17ft 11" x 13ft 4"

• Ground floor 1-Bed flat

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- Private entrance next to allocated parking
- Separate utility cupboard and additional storage cupboard
- Large Bedroom with built in storage
- Large Kitchen/Living/Dining Room with view across city scape





Flat 3 - 57m² / 614ft sq

Living Space 5.53m x 4.18m

18ft 2" x 13ft 9"

Bedroom 1

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5.10m max x 3.92m 16ft 9" x 12ft 10"

- Ground floor 1-Bed Flat
- Shared entrance with 1 other flat with video intercom access
- Large bedroom looking onto the communal garden and Page Park
- Utility cupboard and separate storage cupboard
- Kitchen/Living/Dining looking onto communal garden and Page Park





Living Space	6.26m x 5.50m	20ft 6" x 18ft
Bedroom 1	4.21m x 4.00m	13ft 10" x 13ft 1"
Bedroom 2	4.19m x 3.05m	13ft 9" x 10ft







Flat 5 - 111m² / 1,195ft sq

Living Space	6.7m x 4.16m	21ft 11" x 13ft 8"
Bedroom 1	3.83m x 3.92m	12ft 7" x 12ft 10"
Bedroom 2	3.9m x 3.25m	12ft 10" x 10ft 8"
Study	3.89m x 1.8m	12ft 9" x 5ft 11"



- First Floor 2-Bed + Study Flat
- Private entrance and staircase
- Kitchen/Living/Dining with views across the Cityscape
- Large Master bedroom ensuite with built-in wardrobe and views across Page Park
- Good sized 2nd Double Bedroom with Jack & Jill access to main bathroom
- Separate study

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• Excellent storage within the flat and also at entrance level beneath the staircase





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.

Kitchens

- Contemporary shaker style kitchens by Masterclass
- Quartz worktops and matching upstands
- Undermount sink with chrome mixer tap
- Integrated Neff appliances including eye-level multi-function slide & hide oven and separate microwave, touch control induction hob and chimney hood
- Other integrated appliances include a 70/30 fridge/freezer and 450mm dishwasher
- Complimentary set of Pots and Pans for Induction Hob
- Under unit down lighters
- All apartments have plumbing for a washing machines within a separate Utility Cupboard

Bathrooms & Ensuites

- Villeroy & Boch Sanitaryware, Shower trays and screens by Aquadart, Taps & Showers by Hansgrohe.
- · Wall-hung WC with concealed cistern (where possible)
- · Wall-mounted vanity units with chrome mixer taps (where possible otherwise a wall-hung basin will be used)
- Exposed Thermostatic chrome Showers
- 1200x800mm shower trays and chrome/glass sliding door to shower enclosures by Aquadart (shower enclosures in some bathrooms may differ in size to suit the bathroom)
- Illuminated Mirrors with built-in Shaver sockets in bathrooms and en-suites
- Ceramic wall and floor tiling from Porcelanosa
- Heated chrome towel rails

Decoration and Finishes

- Engineered Oak plank flooring to hallways and kitchen/living rooms (unless otherwise shown on floor plans)
- Neutral Carpets throughout the bedrooms
- Each home features smooth off-white emulsion painted walls and white ceilings
- White satinwood painted skirtings and architraves
- White Oak veneered flush doors with chrome lever handles
- New Double Glazed wooden windows to all elevations.

Energy Efficiency, Heating and Insulation

- Individually programmable Electric heating system to all units
- All outside walls and ceilings insulated to a high standard to maximize energy efficiency

Peace of Mind and Security

- · Mains operated Smoke Alarms with battery back up
- 3 units have self-contained front doors
- Video-entry system to apartments with shared access (Flats 3 & 4)
- 10 Year C-R-L structural warranty .

Lighting and Electrics

- LED Downlighters to kitchens & bathrooms
- Pendant light fittings elsewhere
- TV points to living rooms and all bedrooms
- Phone point to Living Room
- Plenty of plug sockets to each room (including chrome sockets to kitchens)

Communal

- Secure cycle parking for all apartments
- Allocated car parking spaces to each apartment
- **Bin Stores**

General

- 250yr Leases
- Ground Rent of £150 for the 1-bed units, £200 for the 2-bed units







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For more information Call Ocean on 0117 946 9823 or visit www.griffonhomes.co.uk



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