



WEST

# 7 WEST

8 newly converted one  
bedroom apartments

Open plan living with dual  
height living spaces and full  
height glazing

Kitchens with integrated  
appliances

Underfloor heating to the  
ground floor

Popular BS3 location

Parking available to purchase



Images of the development are for illustrative  
purposes and are subject to change





**THE DEVELOPMENT**

This is the final part of the development of 77 West which will complete the scheme with a further 8 one bedroom apartments with accommodation over 2 levels. With each apartment featuring a fantastic open plan kitchen/living space at the lower level with dual height in the lounge area as well as full height glazing, and an upper floor bedroom. Parking is available to purchase and there is also bike storage.



## THE LOCAL AREA

West Street has a fantastic community atmosphere and is one of the oldest roads in Bristol which originates from Roman times

Along West Street itself you will find various shops, pubs, cafes, a local supermarket and the popular Argus Fish Bar – a 2019 Bristol Good Food award winner.

South Street Park is a short stroll away and has a lovely green space and is host to an outdoor amateur dramatic production most years, the local school raises money at Guy Fawkes night with a fireworks display here and Upfest, one of Europe's largest street art festivals, uses this space during the annual festival with live art and music. There's also a pocket library where you can help yourself to a book and leave one for somebody else to read.

Within a short walk is the popular North St with its numerous independent shops, bars, cafes and restaurants as well as The Tobacco Factory with it's theatre, bar, café and regular markets.

A short walk away is Wapping Wharf – home to some of Bristol's most exciting restaurants and bars, housed in shipping containers. Here you will also find a high quality ethical butchers, fishmongers and artisan cheese specialist.

Fantastic transport links are nearby with railway stations at Parson Street and Bedminster and the mainline station at Bristol Templemeads. There's a regular bus service from West St and for journeys further afield, Bristol Airport is within a 20 minute drive.







## THE WIDER AREA

Alongside London, Bristol consistently tops the charts as the best place to live in the UK with more and more people choosing to relocate to the region.

You can explore on foot the Bristol Harbourside with its numerous waterfront attractions which celebrate the history of Bristol. Must-visit sites include the M Shed museum, Brunel's SS Great Britain and The Matthew. Michelin starred restaurant Casamia is a short walk away.

Green spaces are plentiful. Greville Smyth Park includes a children's play area, tennis courts and sports pitches and of course there is the Ashton Court Estate, with 850 acres of parkland and woods to explore, ideal for bike rides and walks.

Bristol was the UK's first cycling city with many dedicated routes, making commuting by bike a real option. From Southville, pedal along the towpath and under the Suspension Bridge.

Situated a short drive from the M5, M32 and M4, there is easy access to the national motorway network. The airport is a twenty minute drive away, while Bristol Temple Meads train station and the bus station offer fast connections to London, Cardiff, Birmingham and the rest of the country.



## THE SPECIFICATION

### Kitchen

- Clerkenwell gloss dove grey handleless units with matching laminate concrete effect worktop and upstands
- Glass Splashback to hob
- Inset 1.5 bowl stainless steel sink with Lamona chrome Rhone Swan Neck monobloc tap
- Worktop lighting and lighting under worktop
- Lamona stainless steel single oven and inlaid integrated black ceramic glass induction hob
- Lamona integrated fridge/freezer
- Lamona integrated slimline dishwasher
- Extraction vent in ceiling, chimney hood with recirculatory extraction.

### Shower Room

- Shower Tray 1200 x 800 with sliding door. Hans Grohe ecostat shower
- Semi recessed basin set within countertop with mirror faced cabinet above, Iflo Aura mixer tap
- Floor mounted back to wall wc with dual flush with concealed cistern
- Porcelanosa white wall tiles
- Shaver socket

### Internal finish

#### Doors

- White 'ladder' style panelled doors

#### Lighting

- Downlighters to hall, bedroom, shower room and kitchen areas. Pendant lighting and wall mounted 5 amp sockets (for lamps) with wall mounted switch to control, to lounge areas.

#### Windows

- Thermally efficient double glazed windows

#### Bedrooms

- All bedrooms will have a full height wardrobe, wall mounted CO2 mains wired alarm and a sliding pocket window.

#### Internal décor

- Walls painted in neutral off white

### Flooring

- Washed Grey Oak effect laminate flooring to halls, living spaces & stairs.
- Carpet in bedroom in pale grey
- Karndean vinyl flooring to shower room

### Heating & Hot Water

- Underfloor wet heating system to ground floor kitchen/lounge areas
- Wet radiator to bedrooms in all flats
- Chrome towel rail in shower rooms
- Air source heat pump providing heating and hot water with immersion back up

### Home Entertainment/ Communications

- Communal dish for Sky+ and Sky Q (purchaser to organise subscription) and DVB aerials
- BT fibre to the premises
- TV points to lounge areas and bedrooms

### Common Parts

- Communal entrance
- Audio telephone entry system
- Common corridor carpet

### Security

- Mains wired individually operated smoke and heat detectors to each apartment with battery back up. Emergency means of escape via external door / window to each property
- Lockable post boxes in main lobby

### Bikes & Bins

- Secure ground floor bike storage
- Bin storage on ground floor

### Environmental

- Low energy lighting throughout
- Air source heat pumps

### Warranty

- 10 year ICW warranty

### Parking

- Spaces available to purchase by negotiation



This image is for illustrative purposes of a property in a later phase (external space is subject to change)



Mezzanine level bedroom



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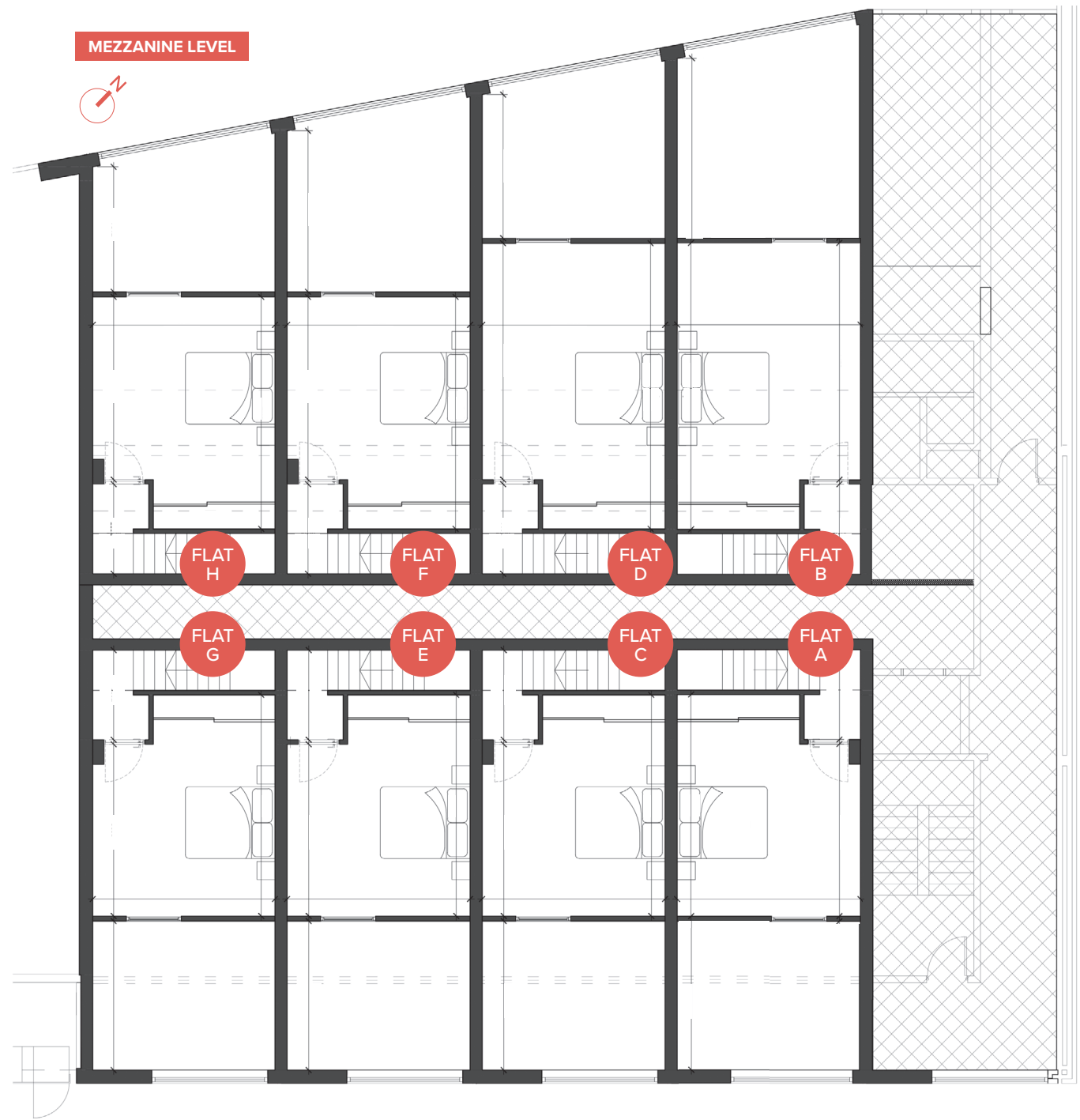
← WEST STREET →

LOWER FLOOR



- FLAT A** 62 sqm/667 sqft  
Kitchen/living area 6.67m x 4.07m (21'10 x 13'4) Bedroom 4.93m into wardrobe x 4.07m (16'2 into wardrobe x 13'4)
- FLAT B** Coming Soon
- FLAT C** 62 sqm/667 sqft  
Kitchen/living area 6.67m x 4.08m (21'10 x 13'5) Bedroom 4.93m into wardrobe x 4.08m (16'2 into wardrobe x 13'5)
- FLAT D** Coming Soon
- FLAT E** 62 sqm/667 sqft  
Kitchen/living area 6.67m x 4.08m (21'10 x 13'5) Bedroom 4.93m into wardrobe x 4.08m (16'2 into wardrobe x 13'5)
- FLAT F** Coming Soon
- FLAT G** 62 sqm/667 sqft  
Kitchen/living area 6.67m x 4.07m (21'10 x 13'4) Bedroom 4.93m into wardrobe x 4.07m (16'2 into wardrobe x 13'4)
- FLAT H** Coming Soon

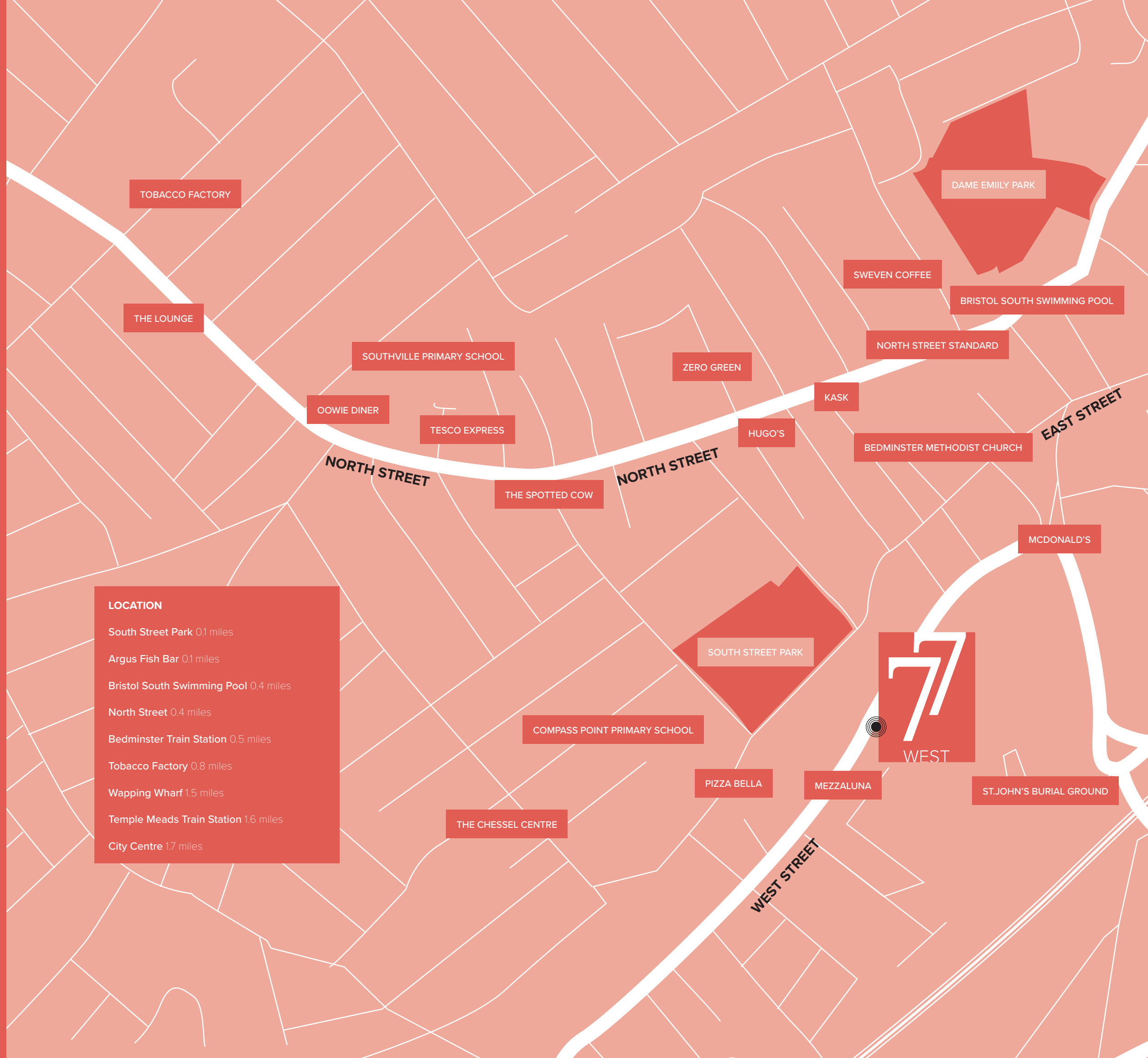
MEZZANINE LEVEL



# 7 WEST

## CONTACT

To register your interest, please contact  
**Ocean Land & New Homes** on  
**0117 946 9838**  
[newhomes@oceanhome.co.uk](mailto:newhomes@oceanhome.co.uk)  
[www.oceanhome.co.uk](http://www.oceanhome.co.uk)



## LOCATION

- South Street Park 0.1 miles
- Argus Fish Bar 0.1 miles
- Bristol South Swimming Pool 0.4 miles
- North Street 0.4 miles
- Bedminster Train Station 0.5 miles
- Tobacco Factory 0.8 miles
- Wapping Wharf 1.5 miles
- Temple Meads Train Station 1.6 miles
- City Centre 1.7 miles





WEST

