



THE OLD BREWERY

—LAWFORD STREET, BRISTOL BS2 0DZ—



Computer generated image.

THE OLD BREWERY

19 BEAUTIFULLY APPOINTED APARTMENTS IN BRISTOL

An exclusive development of 19 studio, one and two bedroom apartments.

WestOne Developments are proud to present The Old Brewery. Located in Old Market, in the heart of Bristol, The Old Brewery has been sympathetically renovated in a modern and elegant style, creating a mix of well-appointed apartments.

With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned

Cabot Circus shopping centre is just a short walk away.

Capital of the South West and bordering the counties of South Gloucestershire and Somerset, Bristol is perfectly positioned for access to the popular sandy beaches of Devon and Cornwall to the west, the Cotswolds to the north and London to the east.

Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing excitement and colour to this already thriving modern city.



Computer generated image.

THE OLD BREWERY

HIGH SPECIFICATION FINISHES

GENERAL

Wooden sash windows
10-Year ICW Warranty
Courtyards to centre of the building and front
Areas for bike storage

INTERIOR

Low voltage downlighters
Electric heating
TV points (excluding bathrooms)
Mains supply smoke detector with battery back up
to kitchen, living room, hall and communal landings /
corridors

KITCHENS

Contemporary white gloss doors
Soft close doors and drawers
Integrated fridge with freezer compartment
White marble effect laminate worktop
Tiled splashbacks
Integrated dishwasher
Stainless steel sink and taps

Fully integrated appliances

- Ceramic hob, with stainless steel extractor
- Stainless steel oven

BATHROOMS & ENSUITE SHOWER ROOMS (if applicable)

Contemporary high quality white bathroom suites
'Porcelanosa' ceramic wall and floor tiles
Chrome ladder style heated towel rail

SECURITY

5-lever locks to front doors
Electronically operated audio entrance system

FINISHING TOUCHES

Wood veneer interior doors finished with satin chrome
furniture
Square edged architrave and matching skirting finished
in white satin wood
High quality carpet
Superior wood effect Amtico Spacia flooring to certain
rooms



THE OLD BREWERY BS2 0DZ

PERFECTLY SITUATED CITY-CENTRE LIVING

ON FOOT	Cabot Circus shopping centre	0.3 miles
	Castle Park	0.5 miles
	Temple Meads Station	0.6 miles
	St Nicholas Market	0.7 miles
BY CAR	M32 motorway	1.3 miles
	M4 motorway	5.7 miles
	Bristol Airport	9 miles
	Bath	13 miles
BY TRAIN (from Bristol Temple Meads)	Cardiff	47 minutes
	Birmingham (New Street)	1hr 23 minutes
	Oxford	1hr 30 minutes
	London (Paddington)	1hr 40 minutes







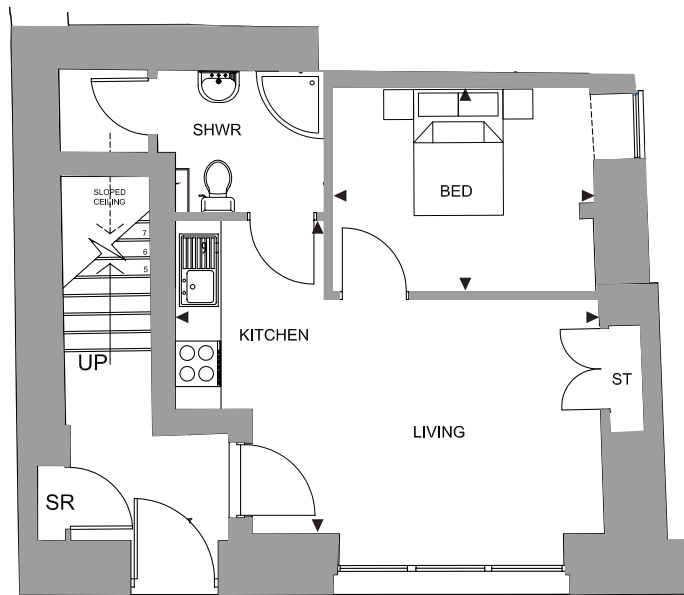
APARTMENT PLANS



GROUND FLOOR
APARTMENTS ONE AND TWO

1 APARTMENT ONE

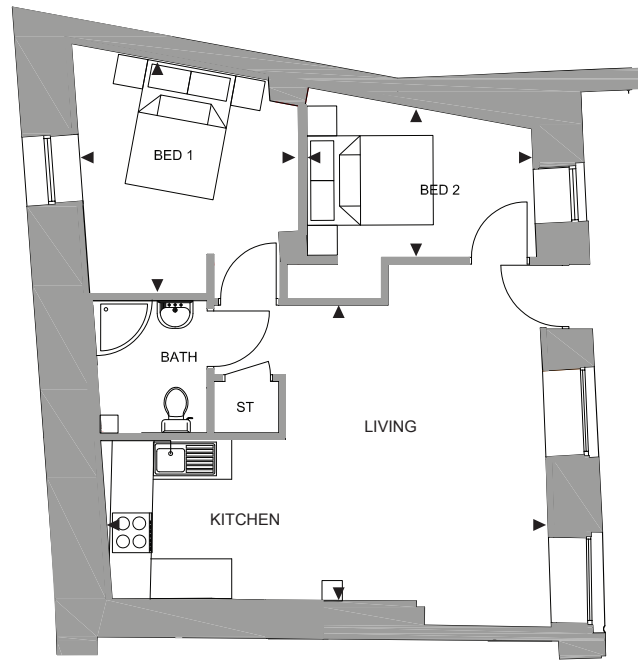
ONE BEDROOM 34 SQM / 362 SQFT



LIVING ROOM / KITCHEN	4630mm x 4250mm	15'1" x 13'9"
BEDROOM	3490mm x 2680mm	11'4" x 8'7"

2 APARTMENT TWO

TWO BEDROOM 55 SQM / 592 SQFT



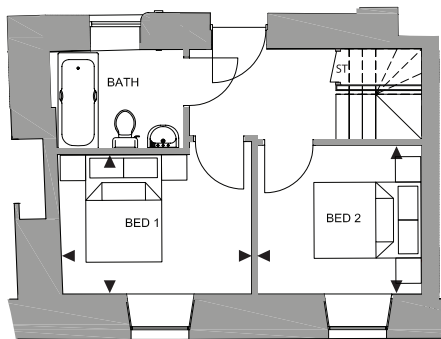
LIVING ROOM / KITCHEN	6790mm x 4430mm	22'2" x 14'5"
BEDROOM 1	3380mm x 3270mm	11'0" x 10'7"
BEDROOM 2	3450mm x 3360mm	11'3" x 11'0"



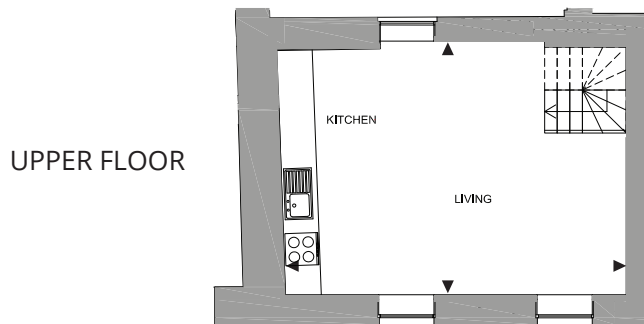
GROUND FLOOR
APARTMENTS THREE AND FOUR

3 APARTMENT THREE

TWO BEDROOM DUPLEX 59 SQM / 633 SQFT



LOWER FLOOR

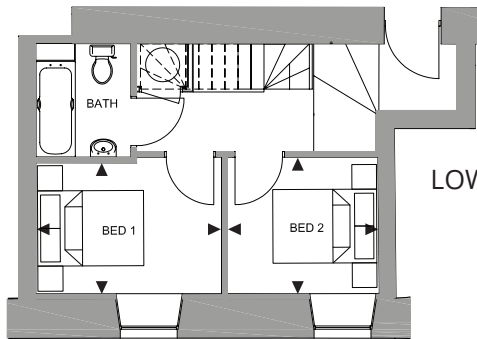


UPPER FLOOR

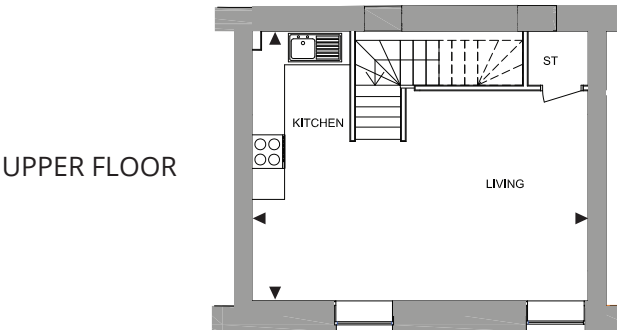
LIVING ROOM / KITCHEN	6260mm x 4800mm	20'5" x 15'7"
BEDROOM 1	3320mm x 2560mm	10'8" x 8'3"
BEDROOM 2	2870mm x 2590mm	9'4" x 8'4"

4 APARTMENT FOUR

TWO BEDROOM DUPLEX 57 SQM / 613 SQFT



LOWER FLOOR



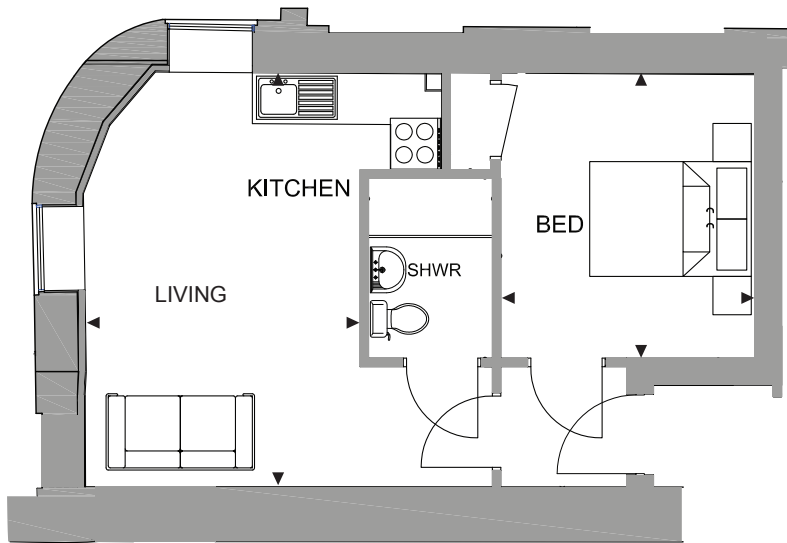
UPPER FLOOR

LIVING ROOM / KITCHEN	5980mm x 4860mm	19'6" x 15'9"
BEDROOM 1	3270mm x 2370mm	10'7" x 7'7"
BEDROOM 2	2700mm x 2510mm	8'8" x 8'2"



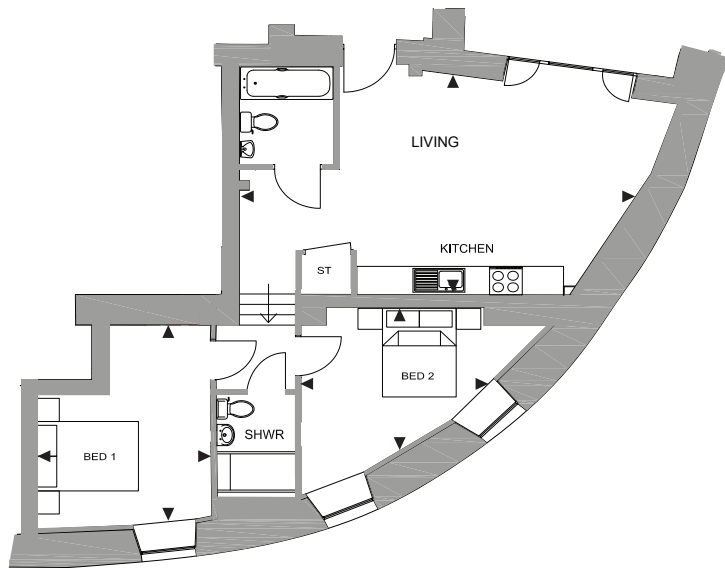
GROUND FLOOR
APARTMENTS FIVE AND SIX

5 APARTMENT FIVE
STUDIO 37 SQM / 395 SQFT



LIVING ROOM / KITCHEN	4930mm x 3330mm	16'1" x 10'9"
BEDROOM	3510mm x 3210mm	11'5" x 10'5"

6 APARTMENT SIX
TWO BEDROOM 65 SQM / 695 SQFT

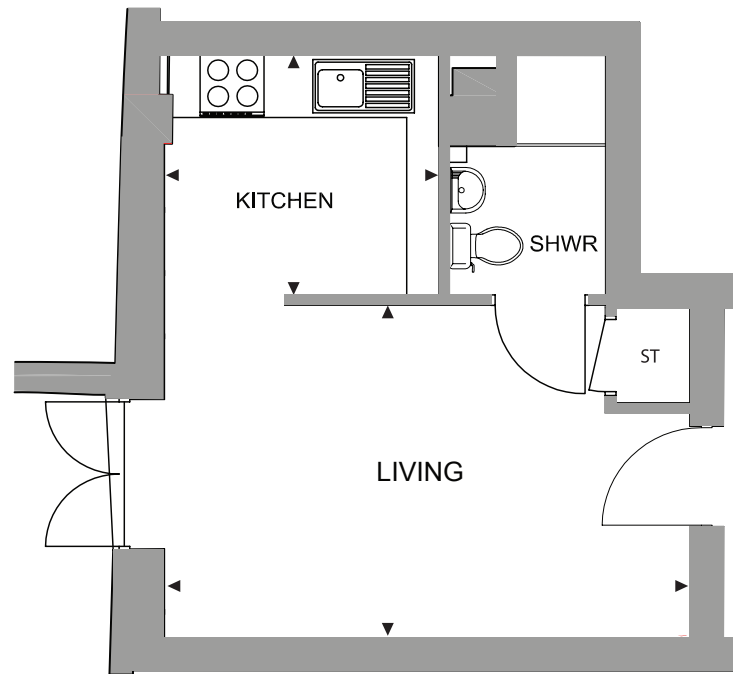


LIVING ROOM / KITCHEN	5540mm x 4830mm	18'1" x 15'8"
BEDROOM 1	4250mm x 3280mm	13'9" x 10'7"
BEDROOM 2	2700mm x 2500mm	8'8" x 8'2"



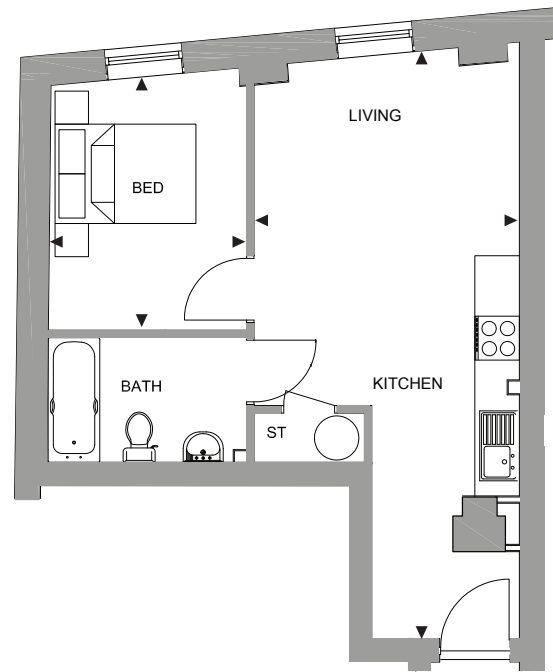
GROUND FLOOR
APARTMENTS SEVEN AND EIGHT

7 APARTMENT SEVEN
STUDIO 26 SQM / 284 SQFT



LIVING ROOM	5050mm x 3190mm	16'5" x 10'4"
KITCHEN	2510mm x 2230mm	8'2" x 7'3"

8 APARTMENT EIGHT
ONE BEDROOM 40 SQM / 423 SQFT



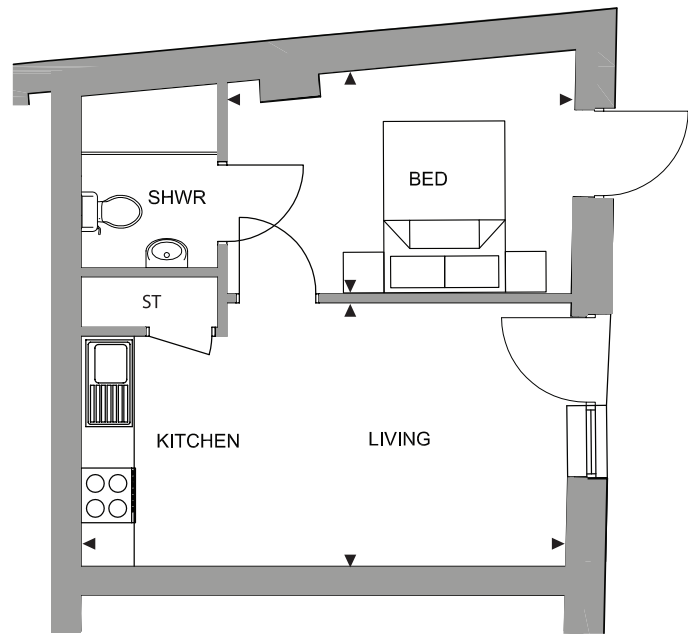
LIVING ROOM / KITCHEN	6140mm x 3590mm	20'1" x 11'7"
BEDROOM 1	3450mm x 2680mm	11'3" x 8'7"



GROUND FLOOR
APARTMENTS NINE AND TEN

9 APARTMENT NINE

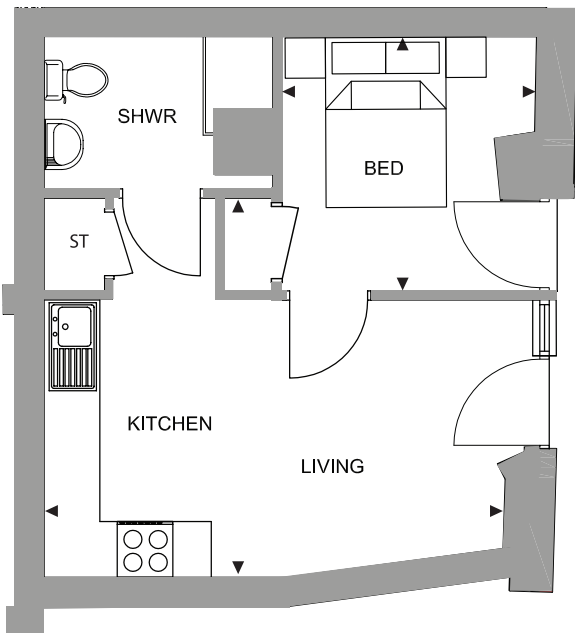
ONE BEDROOM 30 SQM / 321 SQFT



LIVING ROOM / KITCHEN	5390mm x 2890mm	17'6" x 9'4"
BEDROOM	3880mm x 2500mm	12'7" x 8'2"

10 APARTMENT TEN

ONE BEDROOM 30 SQM / 323 SQFT



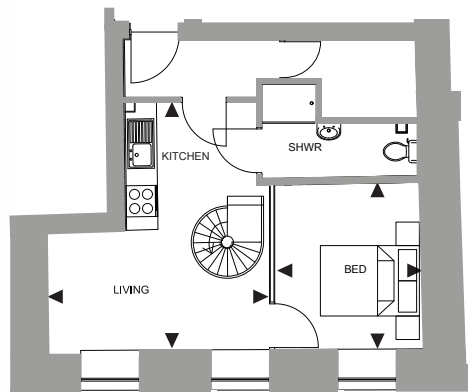
LIVING ROOM / KITCHEN	5130mm x 2740mm	16'8" x 8'9"
BEDROOM	2760mm x 2400mm	9'0" x 7'8"



FIRST FLOOR
APARTMENTS ELEVEN AND TWELVE

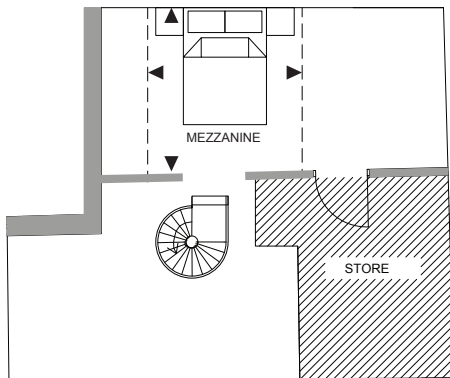
11 APARTMENT ELEVEN

TWO BEDROOM (MEZZANINE) 49 SQM / 529 SQFT



LOWER FLOOR

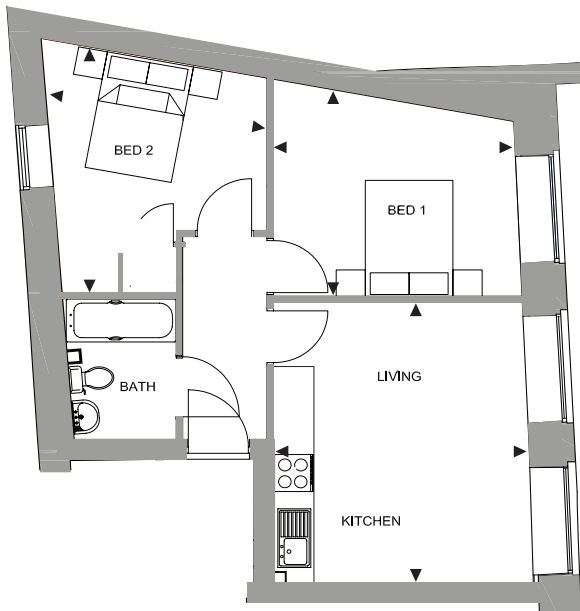
UPPER FLOOR



LIVING ROOM / KITCHEN	4430mm x 4250mm	14'5" x 13'9"
BEDROOM	3250mm x 2870mm	10'6" x 9'4"
BEDROOM (MEZZANINE)	2300mm x 1300mm	7'5" x 4'2"

12 APARTMENT TWELVE

TWO BEDROOM 53 SQM / 566 SQFT



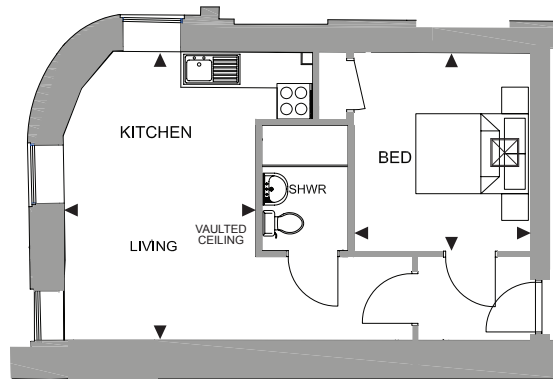
LIVING ROOM / KITCHEN	4540mm x 3990mm	14'8" x 13'1"
BEDROOM 1	3980mm x 3250mm	13'0" x 10'6"
BEDROOM 2	4110mm x 3200mm	13'4" x 10'4"



FIRST FLOOR
APARTMENTS THIRTEEN AND FOURTEEN

13 APARTMENT THIRTEEN

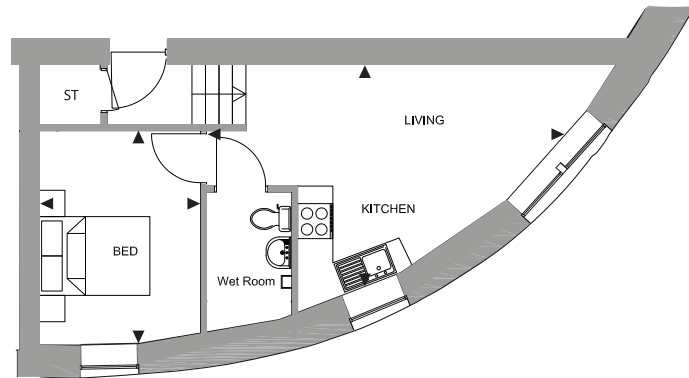
ONE BEDROOM 52 SQM / 559 SQFT



LIVING ROOM / KITCHEN	5020mm x 3050mm	16'4" x 10'0"
BEDROOM	3510mm x 3210mm	11'5" x 10'5"

14 APARTMENT FOURTEEN

ONE BEDROOM 36 SQM / 386 SQFT



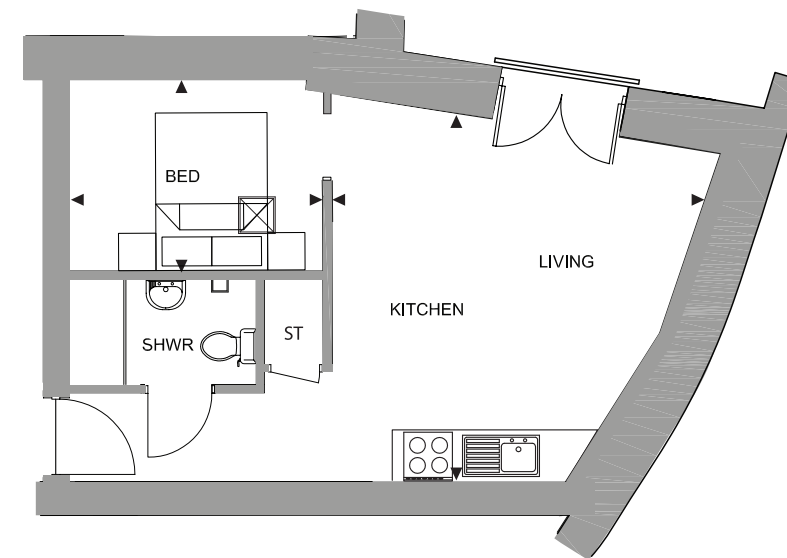
LIVING ROOM / KITCHEN	5890mm x 4180mm	19'3" x 13'7"
BEDROOM	3130mm x 2740mm	10'2" x 8'9"



FIRST FLOOR
APARTMENTS FIFTEEN AND SIXTEEN

15 APARTMENT FIFTEEN

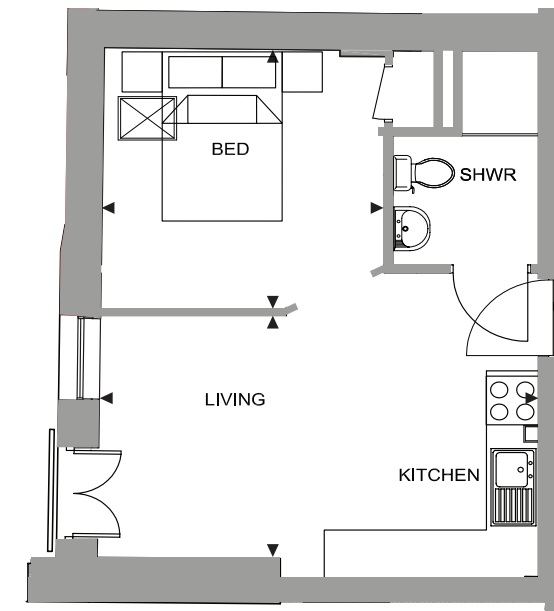
ONE BEDROOM 35 SQM / 379 SQFT



LIVING ROOM / KITCHEN	4590mm x 3370mm	15'0" x 11'0"
BEDROOM	3090mm x 2390mm	10'1" x 7'8"

16 APARTMENT SIXTEEN

STUDIO 32 SQM / 344 SQFT



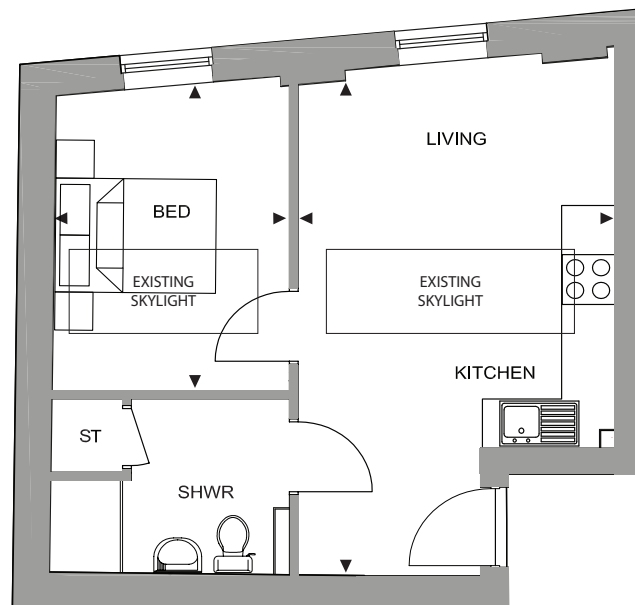
LIVING ROOM / KITCHEN	5030mm x 2960mm	16'5" x 9'7"
BEDROOM	3220mm x 3000mm	10'5" x 9'8"



FIRST FLOOR
APARTMENTS SEVENTEEN AND EIGHTEEN

17 APARTMENT SEVENTEEN

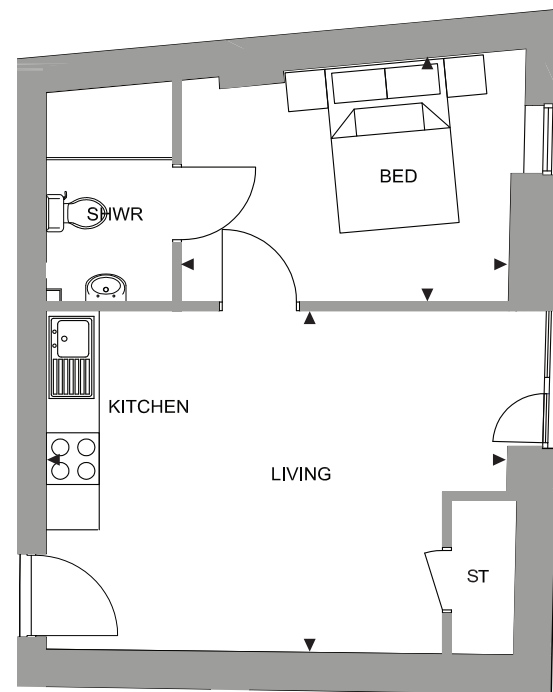
ONE BEDROOM 37 SQM / 399 SQFT



LIVING ROOM / KITCHEN	6220mm x 3220mm	20'4" x 10'5"
BEDROOM	3770mm x 2710mm	12'3" x 8'8"

18 APARTMENT EIGHTEEN

ONE BEDROOM 37 SQM / 399 SQFT



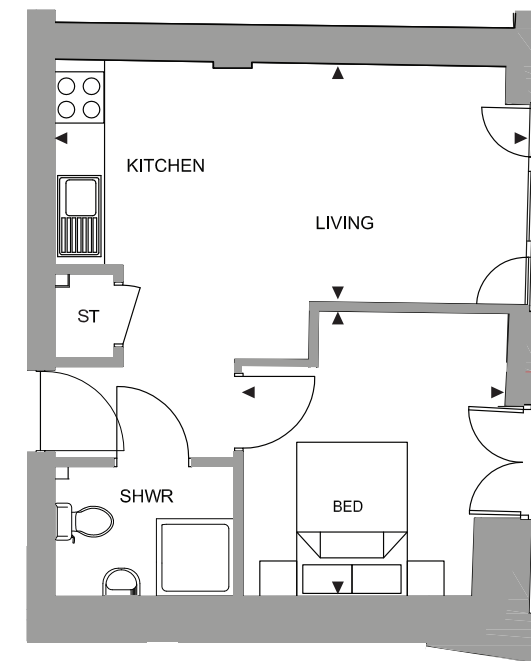
LIVING ROOM / KITCHEN	5200mm x 3930mm	17'0" x 12'8"
BEDROOM	3990mm x 2850mm	13'0" x 9'3"



FIRST FLOOR
APARTMENT NINETEEN

19 APARTMENT NINETEEN

ONE BEDROOM 33 SQM / 358 SQFT



LIVING ROOM / KITCHEN	5260mm x 3520mm	17'2" x 11'5"
BEDROOM	3250mm x 2930mm	10'6" x 9'6"



Backed by
HM Government

01179 102 351
bristolnewhomes@savills.com



THE OLD BREWERY

—LAWFORD STREET, BRISTOL BS2 0DZ—

1. SAVILLS ARE NOT AUTHORISED TO MAKE OR GIVE ANY REPRESENTATIONS OR WARRANTIES IN RELATION TO THE PROPERTY EITHER HERE OR ELSEWHERE. THEY ASSUME NO RESPONSIBILITY FOR ANY STATEMENT THAT MAY BE MADE IN THESE PARTICULARS. THESE PARTICULARS DO NOT FORM PART OF ANY OFFER OR CONTRACT AND MUST NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT.
2. ANY AREAS, MEASUREMENTS OR DISTANCES ARE APPROXIMATE. THE TEXT, IMAGES AND PLANS ARE FOR GUIDANCE ONLY AND ARE NOT NECESSARILY COMPREHENSIVE. IT SHOULD NOT BE ASSUMED THAT THE PROPERTY HAS ALL NECESSARY PLANNING, BUILDING REGULATION OR OTHER CONSENTS AND SAVILLS HAVE NOT TESTED ANY SERVICES, EQUIPMENT OR FACILITIES. PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE.
3. THESE PARTICULARS WERE PREPARED FROM PRELIMINARY PLANS AND SPECIFICATIONS BEFORE THE COMPLETION OF THE PROPERTIES. THESE PARTICULARS, TOGETHER WITH ANY IMAGES THAT THEY CONTAIN, ARE INTENDED ONLY AS A GUIDE. THEY MAY HAVE BEEN CHANGED DURING CONSTRUCTION AND FINAL FINISHES COULD VARY. PROSPECTIVE PURCHASERS SHOULD NOT RELY ON THIS INFORMATION BUT MUST GET THEIR SOLICITOR TO CHECK THE PLANS AND SPECIFICATION ATTACHED TO THEIR CONTRACT. DETAILS CORRECT AT TIME OF GOING TO PRINT NOVEMBER 2018.