

KINGDOM HALL

REDLAND, BS6

BRISTOL HERITAGE HOMES

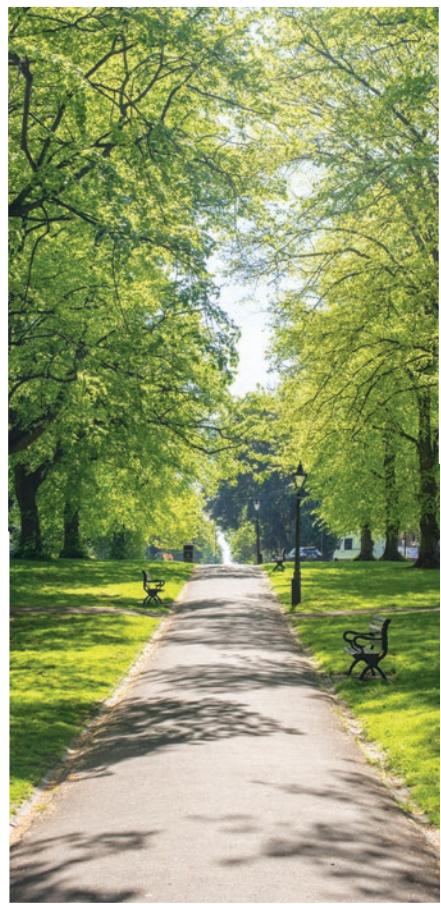


An exclusive collection of three, contemporary homes set in an iconic building in this sought after area of Bristol.

Kingdom Hall is an exclusive development of three beautifully designed and constructed homes, within this iconic building, occupying a convenient position close to the many excellent local amenities of Redland.

Internally the three and four bedroom properties and one-bedroom duplex apartment offer a modern, refined finish, with an emphasis on light open spaces. The sleek modern kitchens boast a range of high specification built-in appliances complimented with engineered wood flooring throughout. Each home also includes access to south-east facing private terraces.

The light and airy feel of these homes is enhanced by the décor finished in sophisticated, neutral shades and benefit from a choice of high quality finishes to complete the modern look throughout. Bathrooms are sleek and finished to a high specification, featuring upmarket brands.



KINGDOM HALL
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Boasting a prime location on Hampton Road, Kingdom Hall's prominent central position provides access to central Redland, Clifton and Bristol's finest green spaces.

As well as being within easy reach of central Redland, Clifton and Bristol city centre, Kingdom Hall is conveniently positioned to take advantage of numerous fashionable restaurants, cafés and independent shops – from Chandos Road to Whiteladies Road to Clifton Village, not to mention vibrant Gloucester Road.

Minutes from Kingdom Hall are favourite local haunts including The Ivy and Bristol's most unique spa destination – The Lido. Chandos Deli is also close by, as is Redland Bakery, Wild Oats health food store and Corks of Cotham wine shop.

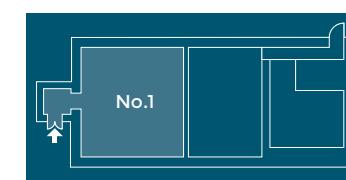
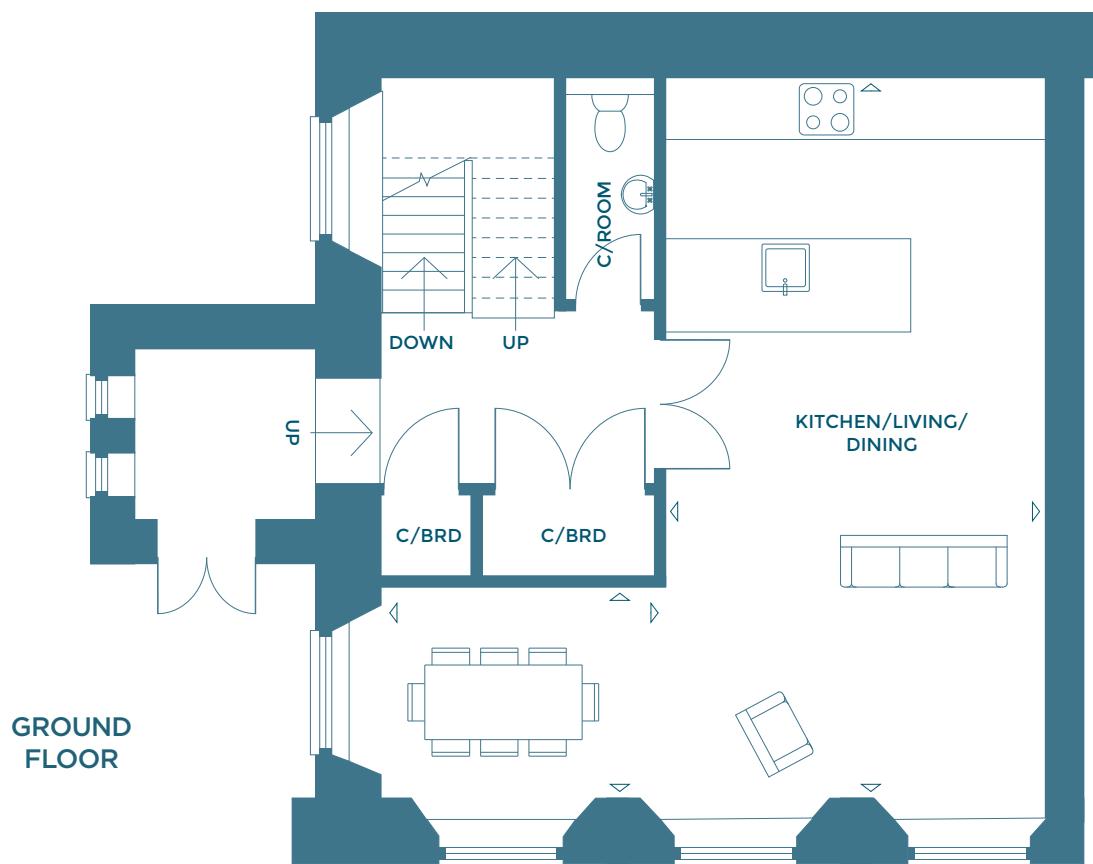
A number of attractive parks, secluded gardens and leisure destinations can also be found nearby, including: Cotham Gardens, Redland Green, Bristol Lawn Tennis and Squash Club, Bannatyne health club and spa, the Everyman Cinema, Redgrave Theatre, and the famous Bristol Zoo Gardens. Located within the vast green space of Durdham Downs is the Observatory, also a stone's throw from Brunel's world famous Clifton Suspension Bridge – the iconic symbol of Bristol.

In terms of travel, Redland train station is nearby connecting with the city's main station: Bristol Temple Meads.

From top left:

The Ivy Clifton Brasserie, Pero's Bridge at Bristol Waterside, Cabot Circus, Redland Parish Church, Cotham Gardens, Clifton Lido, Casual Italian dining at Snobby's and Wilson's cosy bistro on "fast becoming Bristol's best foodie street" Chandos Road.





No.1 Kingdom Hall

LOWER GROUND FLOOR

Bedroom Three
3.63m x 3.34m 11'10" x 10'11"

Bedroom Four
3.68m x 3.36m 12'0" x 11'0"

Cinema
3.28m x 3.26m 10'9" x 10'8"

GROUND FLOOR

Kitchen/Living Area
7.97m x 4.30m 26'1" x 14'1"

Dining Area
3.14m x 2.35m 10'3" x 7'8"

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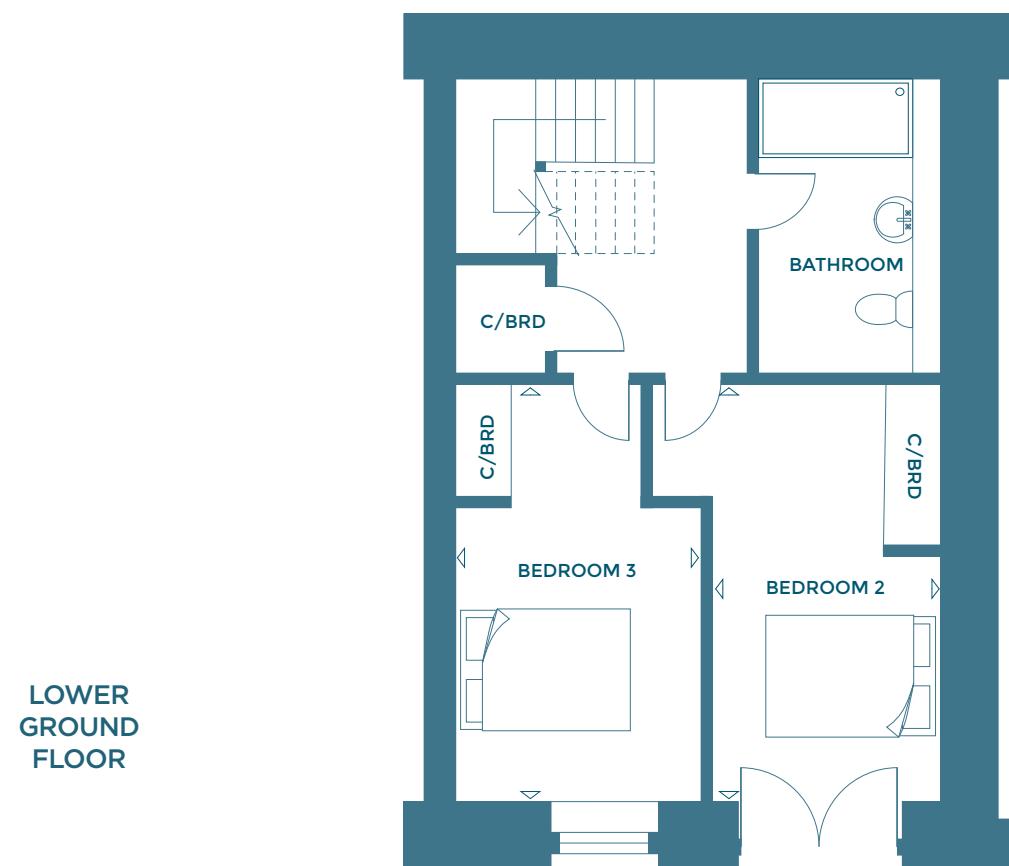
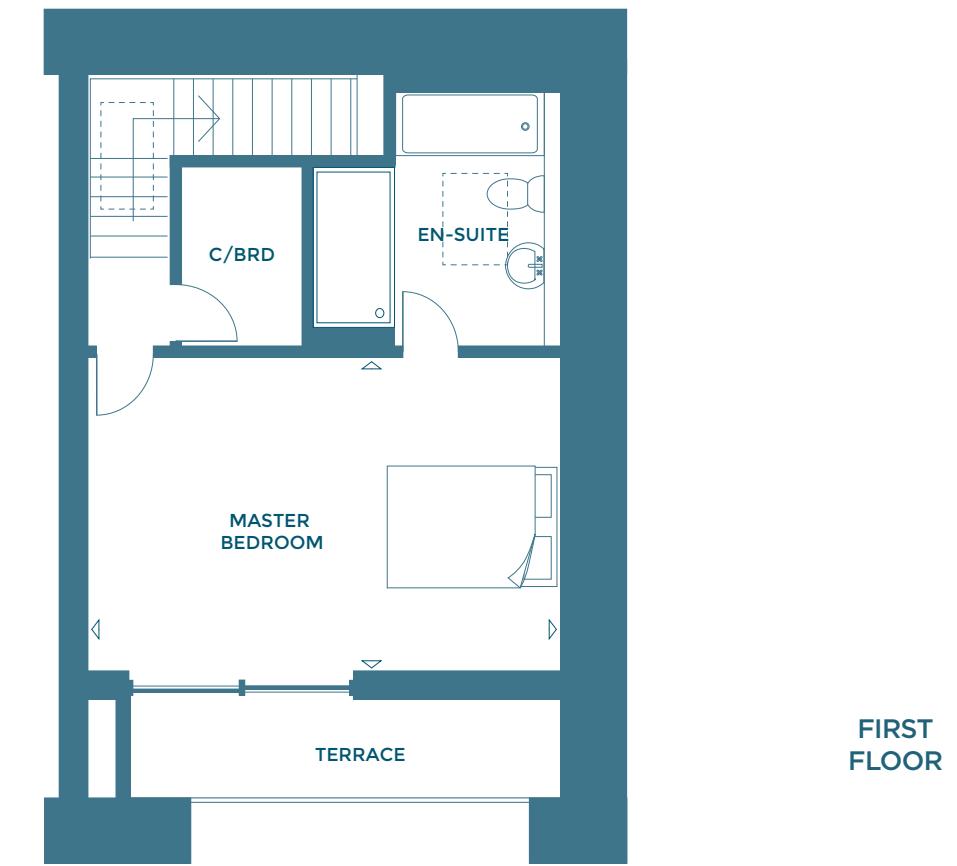
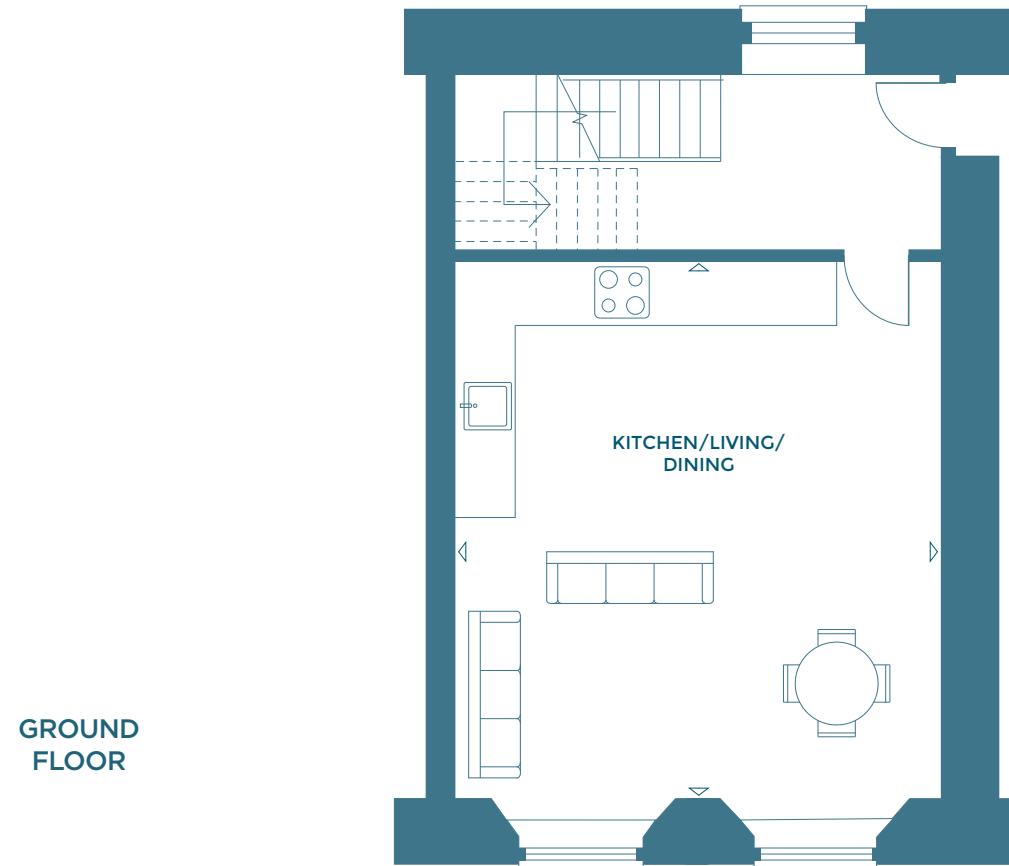
FIRST FLOOR

Master Bedroom
3.93m x 3.50m 12'10" x 11'5"

Bedroom Two
3.82m x 2.96m 12'6" x 9'8"

TOTAL AREA 181m² / 1948 sqft





No.2 Kingdom Hall

LOWER GROUND FLOOR

Bedroom Two

Bedroom Three

GROUND FLOOR

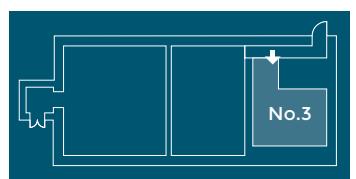
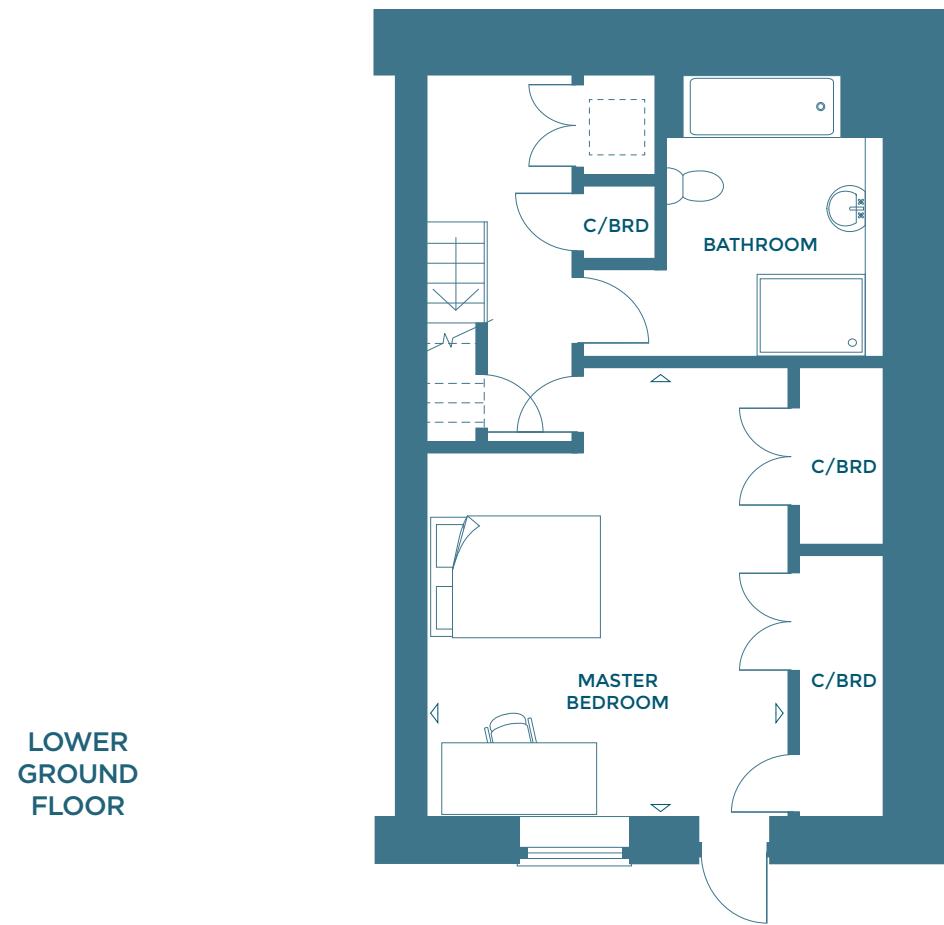
Kitchen/Living/Dining Area

FIRST FLOOR

Master Bedroom

TOTAL AREA 123m² /1324 sqf





LOWER GROUND FLOOR

Master Bedroom
4.96m x 4.24m 16'3" x 13'10"

No.3 Kingdom Hall



GROUND FLOOR

Kitchen/Living/Dining Area
5.35m x 4.13m 17'6" x 13'6"

TOTAL AREA 72m² /775 sqft



SPECIFICATIONS

KITCHENS

- Bespoke fully fitted modern kitchen
- Quartz worktops and upstands
- Brushed brass handles and mixer tap
- Bosch integrated electric single oven & combi-microwave oven or Bosch electric double oven depending on apartment layout
- Bosch induction touch control hob
- Lamona combined fridge freezer
- Lamona cooker hood
- Lamona integrated dishwasher
- Soft closing doors and drawers

BATHROOMS AND EN-SUITES

- Laufen high quality sanitaryware
- Laufen wall hung WC and pushplate flush
- Laufen soft close toilet
- Vado satin stainless steel thermostatic bath/ shower mixers and taps
- Chrome heated towel rails
- Glass shower screens to baths and showers
- LED Downlights to ceilings
- Large format contemporary porcelain floor and wall tiles

INTERIOR FINISHES

- Oak veneer doors throughout
- Satin finish ironmongery
- Oak engineered wood flooring generally to living / hall areas and kitchen areas
- Carpet to bedroom areas
- Walls and woodwork finished in matt / eggshell emulsion in light shades of stone colour
- Historic architectural features retained

- Original timber windows have been restored and fitted with double glazing
- New windows and doors are formed in aluminium and finished in anthracite grey
- Carpet to stairs and landings

HEATING

- Individual high efficiency combi boilers and hot water cylinders to Units 01 and 02
- Gas central heating for all units via column radiators
- Underfloor heating in bathrooms and ensuites
- Solar panels fitted to reduce energy bills

ELECTRICAL

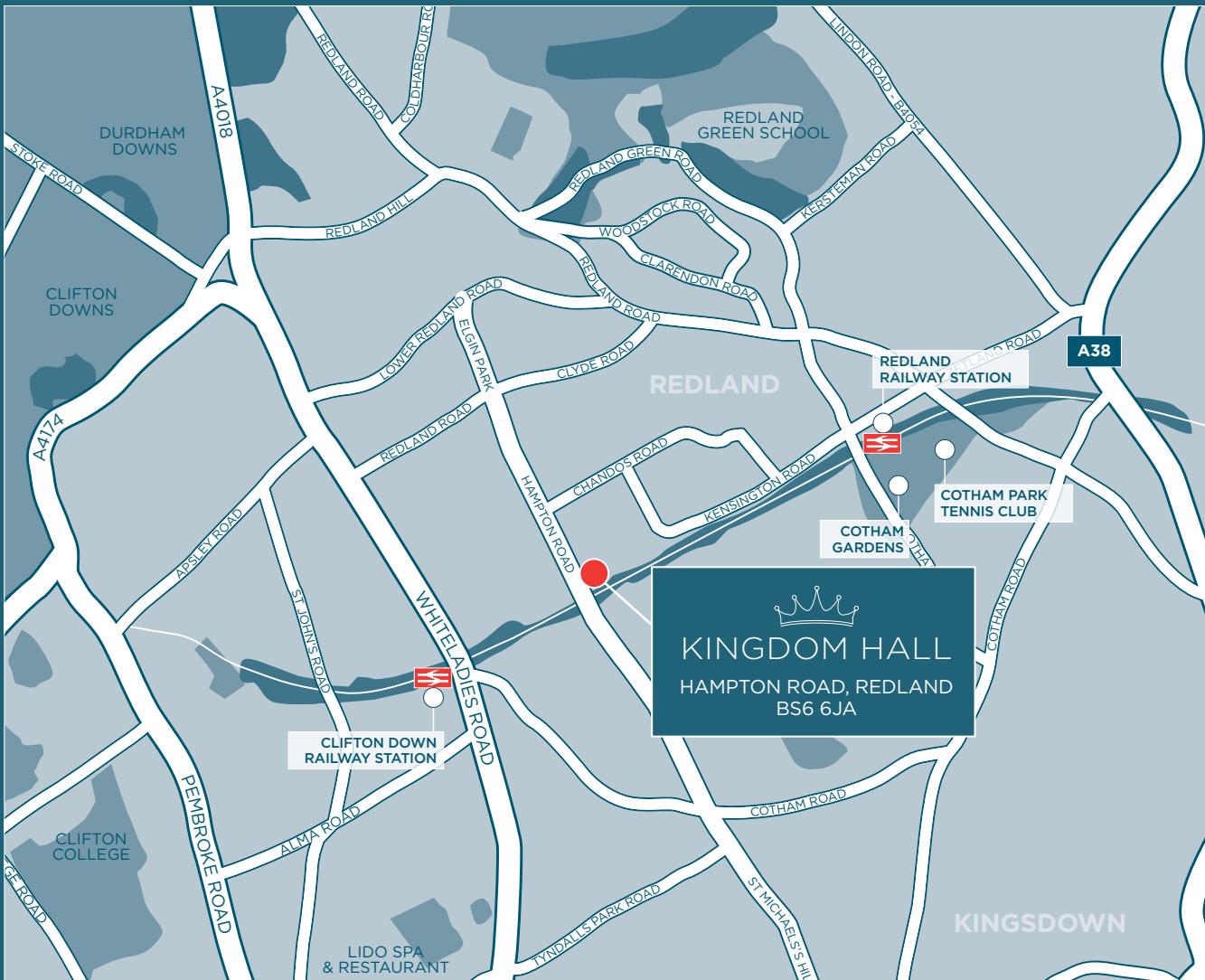
- Pre wiring for digital TV and Sky+ to each apartment
- BT telephone and broadband cabling to lounge and bedrooms
- Mains smoke detectors to hallways and heat detectors to kitchen areas
- Independent fire alarm systems

PARKING

- All units are eligible for resident parking permits

WARRANTY

- All units will benefit from a 10 year ICW New Build Warranty



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