



Crest  
NICHOLSON

## THE JUNCTION | BRISTOL

Star Avenue | Stoke Gifford | Bristol | BS34 8RG

A contemporary development of 2 bedroom apartments,  
2 bedroom coach-houses and 3 bedroom houses



Typical Crest Nicholson Interiors

## MODERN DESIGNS FOR A MODERN LIFESTYLE

The homes at The Junction have been meticulously designed to meet the needs of today's homeowner. The fully-fitted kitchens have been well thought out and feature integrated appliances with plenty of storage and work top space as well as areas for electrical appliances.

All of the 3 bedroom houses at The Junction benefit from French doors to living areas for easy access to the garden, as well as permitting natural light and bringing a sense of the outside in.

In the houses, many master bedrooms are complemented with en suite bathrooms, whilst all main bathrooms enjoy fully fitted, pristine white Roca bathroom suites for a clean, sleek finish and the perfect place to relax and unwind.

Apartments boast spacious open plan kitchen and living areas with sizable bedrooms and a contemporary finish to all bathrooms.

Buying a brand new Crest Nicholson home is designed to make your life easier. Brand new means the best of every modern and convenient lifestyle feature and you can be the first to enjoy your home's modern facilities including kitchen and bathroom suites straight away.

Homes at The Junction offer a sense of style coupled with comfort and design, whatever your requirements for your new home are. This, along with Crest Nicholson's excellent reputation for creating quality new homes, as well as the location of this select scheme will ensure a fantastic new community close to Bristol city centre and the surrounding countryside.



Typical Crest Nicholson interiors



Computer generated image

The Junction can be found in Stoke Gifford, in the suburbs of Bristol. This small and exclusive development comprises just 34 homes including 2 bedroom apartments and coach-houses and 3 bedroom terraced and semi-detached houses.

The Junction is in an ideal location to take advantage of major road and rail links. It's close proximity to the M4, M5 and M32 motorways mean that it's in an ideal location for both commuting and getting around by car. Plus Stoke Gifford is the home of Bristol Parkway station offering rail routes to Bristol centre, London, Reading, Swindon and Bath. The Junction is close to the city of Bristol with Bath and Gloucester just a little further afield. Closer to home, Stoke Gifford offers a full range of local amenities with a Tesco Express, a dentist, medical centre and a row of local shops situated on Ratcliffe Drive, just over a mile from The Junction.

The 2 bedroom apartments and coach-houses are ideal for first time buyers looking for a starter home and some independence. The 3 bedroom houses are well designed and make a perfect home for young professionals through to growing families with an increasing need for space.

Very much a community, Stoke Gifford has strong links with the local Church, St Michaels, and also offers good schools. The discerning buyer will find everything they need close at hand when you make The Junction your home, in this beautiful part of suburban England.





## THE SEAL OF EXCELLENCE

At Crest Nicholson we continue to build attractive new homes that satisfy our customer's needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on almost 50 years experience of creating award winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet, but also exceed our customer's lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques.

This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency. And, this is why 99% of Crest Nicholson home owners\* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Recognising our desire to satisfy customer needs, support local community regeneration and deliver homes that help their occupiers adopt a more sustainable lifestyle, we have been bestowed with the Queen's Award for Enterprise and Sustainable Development.

This accolade, combined with a string of other industry design awards, including more CABA Gold Building for Life Awards than any other developer, continues to both re-affirm our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\*NHBC/HBF Customer Satisfaction Survey

## YOUR HOMES SPECIFICATION AT A GLANCE

### KITCHEN

- Fully fitted Manhattan kitchens
- Bosch stainless steel appliances including single oven and four ring gas hob
- Three speed chimney hood
- Space for a fridge/freezer
- Space for dishwasher
- Space for a washing /drying machine
- Stainless steel 1 1/2 bowl sink with Hansgrohe chrome monobloc mixer tap
- Concealed low energy lighting to underside of wall units
- Recycling bins fitted to one kitchen cupboard
- Vinyl flooring

### BATHROOM, EN SUITE & CLOAKROOM

- Fully fitted Roca sanitaryware in white
- Roman shower enclosure (where applicable)
- Chrome Hansgrohe taps and shower fittings
- Choose from a selected range of Saloni ceramic wall tiles\* including:
  - Half height tiling to walls with sanitaryware
  - Full height tiling to shower cubicle and if shower is positioned over the bath (where applicable)
- Towel rail to bathrooms and en suites (where applicable)
- Vinyl flooring

### JOINERY & DOORS

- White painted, pencil rounded, gloss finish architraves and skirting boards
- Internal oak colour foil wrapped doors fitted with chrome furnishings
- White PVCu windows
- White PVCu French doors (where applicable)

### DECORATION

- Smooth finish white painted ceilings
- White painted walls to bathrooms, en suites and WCs
- All walls painted white

### ELECTRICAL

- Energy efficient fittings where applicable
- TV points and SKY+ provided to the living room and master bedroom (subject to customer subscription to Sky product)
- Telephone points provided to the hall, living room and master bedroom (where applicable)
- Power and light to garage (where applicable)
- Power and light to loft
- Shaver socket provided to master bedroom en suite (where applicable)
- External low energy security light
- Front doorbell

### CENTRAL HEATING

- Gas fired condensing boiler system
- Extractor fans provide multivent heat recovery to all rooms (where applicable)

### SECURITY AND PEACE OF MIND

- High standard of wall and loft insulation
- Mains operated interconnected smoke detector, to each floor with battery back up

### GARDENS

- External tap
- Landscaped front garden
- Rear garden rotovated and raked
- Garden shed (shared to apartments)
- Compost bin (shared to apartments)

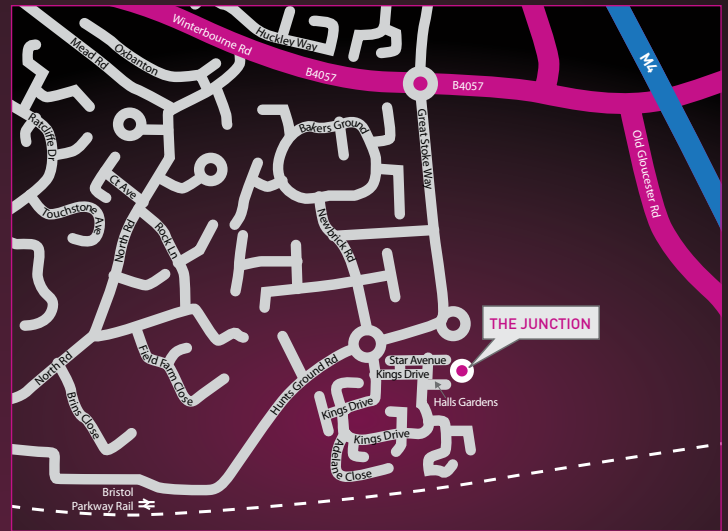


Typical Crest Nicholson interiors





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## DIRECTIONS

Leave the M4 at junction 20 onto the M5 to Bristol West. At junction 16 take the A38 exit to Filton. At the roundabout take the 1st exit onto Gloucester Road/A38, at the next roundabout go straightover heading to Filton/Bristol A38. At traffic lights take left filter for B4057 Yate, and continue down Gypsy Patch Lane under the railway bridge. At the next roundabout go straight over along the Winterbourne Road. At the 'Great Stoke' roundabout take the 3rd exit onto Great Stoke Way, drive under the footbridge and take the 2nd exit off the next roundabout onto Hunts Ground Road.

At the next roundabout take the 1st exit onto Kings Drive and take the 1st left onto a continuation of Kings Drive and left again onto Star Avenue. The Junction is situated at the end of this road.

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