



Blackberry Hill Fishponds

1, 2, 3 and 4 bedroom homes in a vibrant corner of Bristol.

Bristol is one of the UK's best cities to live in and buy. Its many attractions include Cabot Circus, the harbourside, the Grade II listed Colston Hall, boutique shopping, independent bistros, cafés and bars, beautiful views and countless cultural destinations.

And just 4 miles from its beating heart lies the bustling, up and coming city suburb of Fishponds. Here you'll find lots of local, independent stores and cafés, plus banks, Ofsted rated schools such as Bristol Metropolitan Academy and Fishponds Church of England Academy,

GP surgery and Post Office. There's also two attractive Victorian parks to enjoy, as well as numerous cycling and walking trails for you to explore.

For commuters, Blackberry Hill is convenient for access into and out of the City Centre, with easy routes to the M32, M4 & M5, South Wales, City of Bath, Devon and Cornwall. Stapleton Road station is just 2.2 miles away, for services to Bristol Temple Meads (7 minutes) and Bristol Parkway (11 minutes). Bristol Airport is about 12 miles away.

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

[lindenhomes.co.uk/blackberryhill](https://www.lindenhomes.co.uk/blackberryhill)

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Development layout



4 bedroom home

- The Beech
- The Hazel

3 bedroom home

- The Acacia
- The Ash
- The Alder
- The Cherry
- The Poplar
- The Willow

2 bedroom home

- The Ivy

1, 2 & 3 bedroom apartments

- Hawthorn House

1 & 2 bedroom apartments

- Chestnut House
- Oakwood House
- The Pines

1 bedroom apartments

- Firlands
- Wayfaring Heights

*Affordable homes

- 3 bedroom homes
- 2 bedroom homes
- 2 bedroom homes

*Affordable apartments

- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments

BS Bin Store	▶ Drive Through/Car Port Entrance
SS Sub Station	∨ Visitor Parking Space
GG Gas Governor	♿ Disabled Parking Space
▶ Garage Entrance	† Community/Commercial Unit
● Bollards	

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Around the local neighbourhood

- | | | | |
|--|--|---|---|
| 1 Oldbury Court Estate | 4 The Mall at Cribbs Causeway | 7 Bristol Hippodrome | 10 Snuff Mills |
| 2 University of the West of England | 5 Eastgate Retail Park and IKEA | 8 Bristol Temple Meads train station | 11 Harbourside/ Restaurant quarter |
| 3 Southmead Hospital | 6 Cabot Circus | 9 Bristol Airport | |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). XGTW162/September 2020.

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The Beech 4 bedroom home

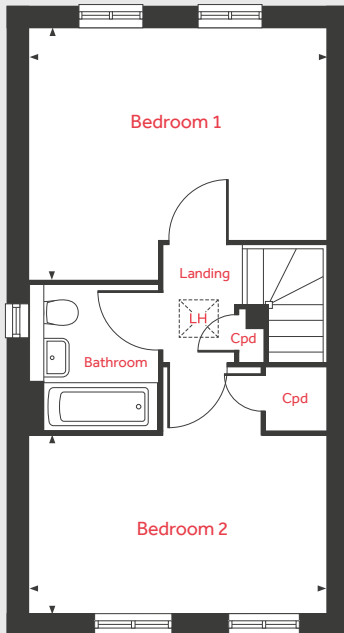
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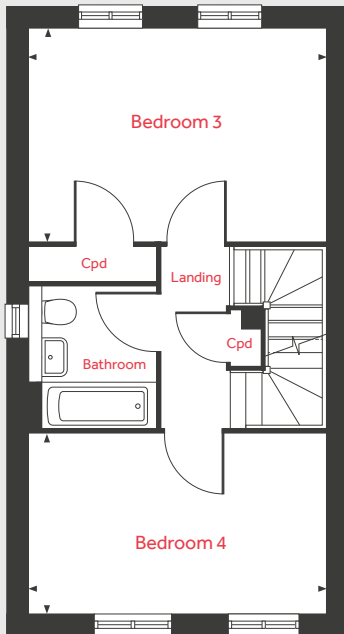
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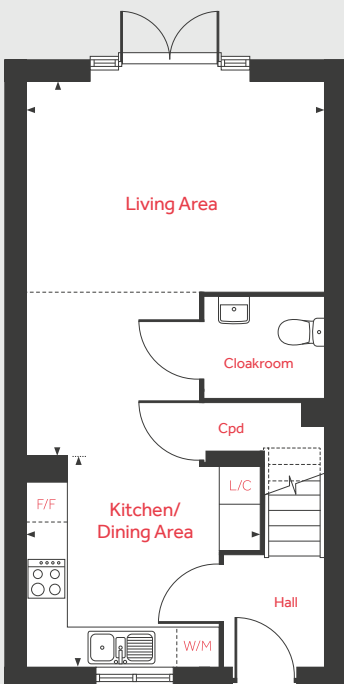
Second Floor



First Floor



Ground Floor



The Beech

4 bedroom home

Ground Floor

Kitchen/Dining Area

5.71m x 3.53m 18'9" x 11'7"

Living Area

4.53m x 3.22m 14'10" x 10'7"

First Floor

Bedroom 3

4.53m x 3.22m 14'10" x 10'7"

Bedroom 4

4.53m x 2.73m 14'10" x 8'11"

Second Floor

Bedroom 1

4.53m x 3.80m 14'10" x 12'6"

Bedroom 2

4.53m x 3.76m 14'10" x 12'4"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	W/M	Integrated washing machine
- - -	Optional wall partition	◀ ▶	Measuring points
L/C	Larder cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XGTW162/August 2020.

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The Poplar

3 bedroom home

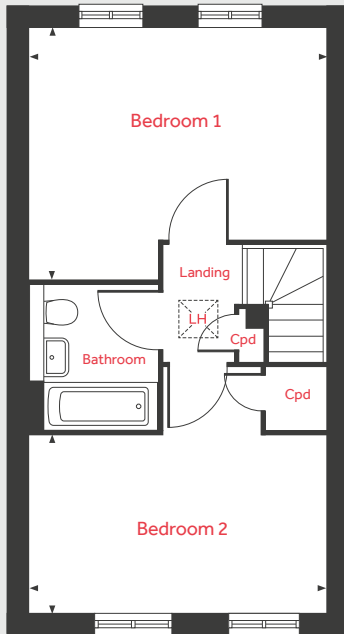
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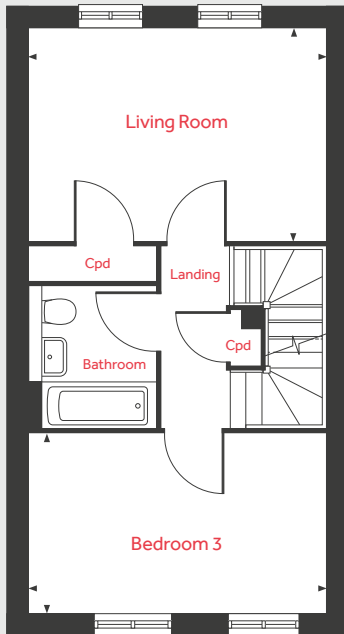
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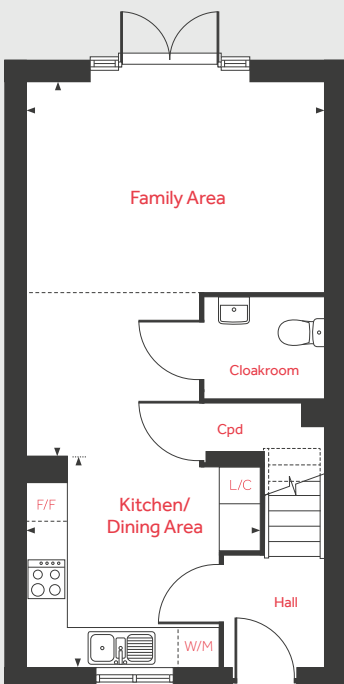
Second Floor



First Floor



Ground Floor



The Poplar

3 bedroom home

Ground Floor

Kitchen/Dining Area

5.71m x 3.53m 18'9" x 11'7"

Family Area

4.53m x 3.22m 14'10" x 10'7"

First Floor

Living Room

4.53m x 3.22m 14'10" x 10'7"

Bedroom 3

4.53m x 2.73m 14'10" x 8'11"

Second Floor

Bedroom 1

4.53m x 3.80m 14'10" x 12'6"

Bedroom 2

4.53m x 3.76m 14'10" x 12'4"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	W/M	Integrated washing machine
- - -	Optional wall partition	◀ ▶	Measuring points
L/C	Full height larder cupboard		

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The Willow 3 bedroom home

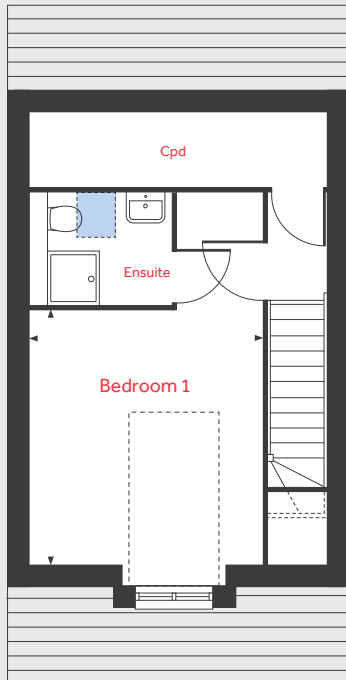
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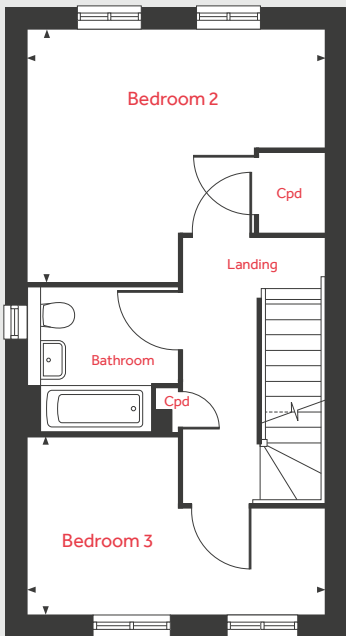
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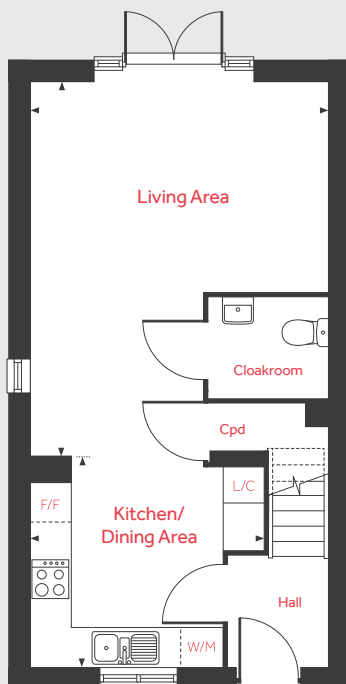
Second Floor



First Floor



Ground Floor



The Willow

3 bedroom home

Ground Floor

Kitchen/Dining Area

5.71m x 3.53m 18'9" x 11'7"

Living Room

4.53m x 3.22m 14'10" x 10'7"

First Floor

Bedroom 2

4.53m x 3.80m 14'10" x 12'6"

Bedroom 3

4.53m x 2.73m 14'10" x 8'11"

Second Floor

Bedroom 1

5.79m x 3.53m 19'0" x 11'7"

Cpd	Cupboard		Velux window
F/F	Integrated fridge freezer		Measuring points
W/M	Integrated washing machine		Lower headroom and vaulted ceiling
L/C	Full height larder cupboard		

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Specification

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

Kitchens

Symphony fitted kitchen with premium worktops, upstands and stainless steel splashback behind hob	■	■
Drawer unit with soft-close drawers	■	■
Electric fan oven	■	■
Gas hob	■	■
Integrated fridge/freezer	■	■
Integrated dishwasher with plumbing and electrical supply	■	■
Integrated washing machine with plumbing and electrical supply	■	■
1½ bowl sink with Bristan Raspberry mixer tap	■	■
Downlights	■	■
Vinyl flooring included	■	■

Bathroom, ensuite and cloakroom

Contemporary white sanitaryware with chrome fittings	■	■
Full height shower over bath with shower screen	■	■
Full height tiling to walls above bath	■	■
Full height tiling to shower enclosure	■	■
Splashback tiling above basin and toilet (bathroom and ensuite only)	■	■
Chrome towel rail (bathroom & ensuite only)	■	■
Vinyl flooring included (ensuites where applicable)	■	■

Electrical

White pendant lights throughout (excluding kitchen, cloakroom, bathroom & ensuite)	■	■
Downlights to WC, ensuite and bathroom	■	■
BT point in living room	■	■
BT points to living room and family room (where applicable)	■	■
White switchplates and sockets	■	■

Other

Walls in white emulsion	■	■
Ceilings – flush smooth finish in White Supermatt emulsion	■	■
Internal woodwork in gloss white	■	■
White internal doors with polished chrome fittings	■	■
White gloss staircase with white newel caps and handrails	■	■
Gas fired combi boiler	■	■
Carpet included in living room, hallway and all bedrooms	■	■
External door with multipoint locking system and doorbell	■	■
Low energy external light to front door	■	■
Outside tap	■	■

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Chestnut House

Ground Floor Apartments

A collection of 1 & 2 bedroom homes
in Fishponds

Blackberry Hill

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Chestnut House

1 & 2 bedroom homes

Homes 226, 227, 228, 229, 230, 231, 232 & 233

ONE BEDROOM HOMES

Home 228

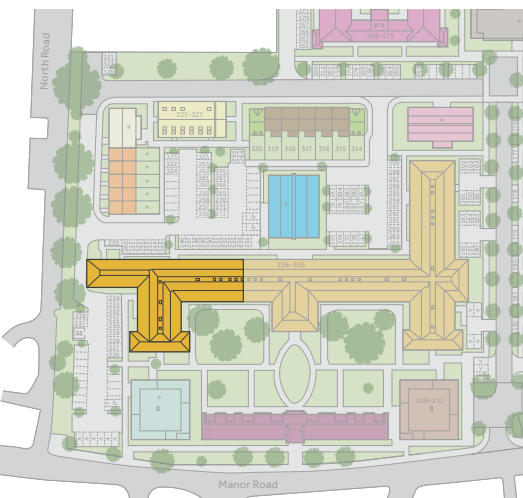
Kitchen/Living/Dining Area
7.53m x 3.56m 24'8" x 11'9"
Bedroom 1
4.16m x 2.98m 13'8" x 9'9"

Home 231

Living/Dining Area
5.65m x 4.66m 18'6" x 15'3"
Kitchen
3.43m x 1.36m 11'3" x 4'6"
Bedroom 1
3.53m x 2.77m 11'7" x 9'1"

Home 232

Kitchen/Living/Dining Area
5.02m x 4.62m 16'6" x 15'2"
Bedroom 1
3.21m x 3.06m 10'6" x 10'0"



Ground Floor

Home 226

Living/Dining Area
6.66m x 4.21m 21'10" x 13'10"
Kitchen
3.50m x 1.95m 11'6" x 6'5"
Bedroom 1
3.09m x 3.08m 10'2" x 10'1"
Bedroom 2
3.80m x 3.08m 12'6" x 10'1"

Home 227

Kitchen/Living/Dining Area
4.54m x 4.54m 14'11" x 14'11"
Bedroom 1
4.13m x 3.17m 13'7" x 10'5"
Bedroom 2
3.80m x 2.79m 12'6" x 9'2"

Home 229

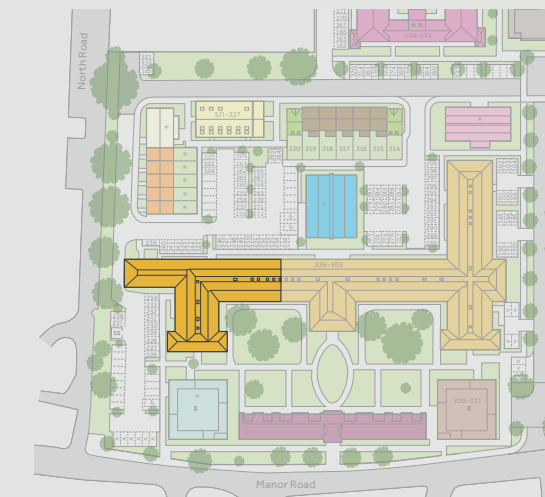
Living/Dining Area
5.07m x 4.53m 16'8" x 14'10"
Kitchen
2.93m x 2.13m 9'7" x 7'0"
Bedroom 1
3.48m x 2.98m 11'5" x 9'9"
Bedroom 2
3.49m x 2.89m 11'5" x 9'6"

Home 230

Kitchen/Living/Dining Area
6.75m x 4.66m 22'2" x 15'3"
Bedroom 1
3.49m x 3.16m 11'5" x 10'4"
Bedroom 2
4.75m x 2.29m 15'7" x 7'6"

Home 233

Kitchen/Living/Dining Area
7.49m x 4.66m 24'7" x 15'3"
Bedroom 1
4.32m x 2.70m 14'2" x 8'10"
Bedroom 2
3.38m x 3.21m 11'1" x 10'6"





Chestnut House

First Floor Apartments

A collection of 1 & 2 bedroom homes
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Chestnut House

1 & 2 bedroom homes

Homes 234, 235, 236, 237, 238, 239, 240, 241 & 242

ONE BEDROOM HOMES

Home 236

Kitchen/Living/Dining Area
5.64m x 4.71m 18'6" x 15'5"
Bedroom 1
3.53m x 2.82m 11'7" x 9'3"

Home 237

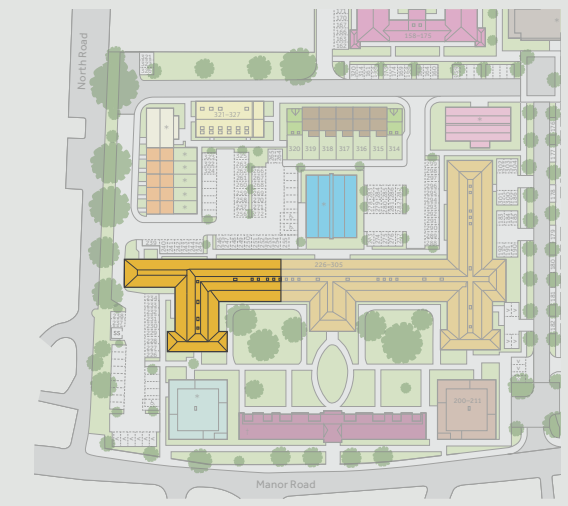
Kitchen/Living/Dining Area
4.97m x 4.68m 16'4" x 15'4"
Bedroom 1
3.19m x 3.07m 10'6" x 10'1"

Home 240

Kitchen/Living/Dining Area
4.72m x 4.51m 15'6" x 14'10"
Bedroom 1
3.77m x 2.67m 12'4" x 8'9"



First Floor



TWO BEDROOM HOMES

Home 234

Kitchen/Living/Dining Area
5.70m x 4.74m 18'8" x 15'7"
Bedroom 1
3.50m x 3.26m 11'6" x 10'8"
Bedroom 2
3.35m x 3.14m 11'0" x 10'4"

Home 235

Kitchen/Living/Dining Area
6.75m x 4.71m 22'2" x 15'5"
Bedroom 1
3.50m x 3.25m 11'6" x 10'8"
Bedroom 2
4.79m x 2.31m 15'9" x 7'7"

Home 238

Living/Dining Area
7.50m x 4.67m 24'7" x 15'4"
Kitchen
3.03m x 2.16m 9'11" x 7'1"
Bedroom 1
3.99m x 3.41m 13'1" x 11'2"
Bedroom 2
3.61m x 3.45m 11'10" x 11'4"

Home 239

Living/Dining Area
5.47m x 4.75m 17'11" x 15'7"
Kitchen
3.24m x 1.90m 10'8" x 6'3"
Bedroom 1
4.70m x 2.78m 15'5" x 9'1"
Bedroom 2
3.56m x 3.08m 11'8" x 10'1"

Home 241

Living/Dining Area
5.58m x 4.31m 18'4" x 14'2"
Kitchen
3.33m x 3.09m 10'11" x 10'2"
Bedroom 1
3.78m x 3.21m 12'5" x 10'6"
Bedroom 2
3.23m x 3.05m 10'7" x 10'0"

Home 242

Kitchen/Living/Dining Area
6.92m x 4.63m 22'8" x 15'2"
Bedroom 1
4.53m x 3.36m 14'10" x 11'0"
Bedroom 2
4.79m x 2.31m 15'9" x 7'7"



Chestnut House

Second Floor Apartments

A collection of 1 & 2 bedroom homes
in Fishponds

Blackberry Hill

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Chestnut House

1 & 2 bedroom homes

Homes 243, 244, 245, 246, 247, 248, 249, 250 & 251

ONE BEDROOM HOMES

Home 245

Kitchen/Living/Dining Area
5.69m x 4.67m 18'8" x 15'4"
Bedroom 1
3.54m x 2.78m 11'7" x 9'1"

Home 246

Kitchen/Living/Dining Area
5.00m x 4.66m 16'5" x 15'3"
Bedroom 1
3.19m x 3.06m 10'6" x 10'0"

Home 249

Kitchen/Living/Dining Area
4.74m x 4.45m 15'7" x 14'7"
Bedroom 1
3.76m x 2.69m 12'4" x 8'10"



TWO BEDROOM HOMES

Home 243

Kitchen/Living/Dining Area
5.75m x 4.74m 18'10" x 15'7"
Bedroom 1
3.33m x 3.10m 10'11" x 10'2"
Bedroom 2
3.24m x 3.18m 10'8" x 10'5"

Home 244

Kitchen/Living/Dining Area
6.75m x 4.69m 22'2" x 15'5"
Bedroom 1
3.50m x 3.25m 11'6" x 10'8"
Bedroom 2
4.79m x 2.31m 15'9" x 7'7"

Home 247

Living/Dining Area
7.50m x 4.66m 24'7" x 15'3"
Kitchen
3.04m x 2.21m 10'0" x 7'3"
Bedroom 1
3.99m x 3.40m 13'1" x 11'2"
Bedroom 2
3.70m x 3.44m 12'2" x 11'3"

Home 248

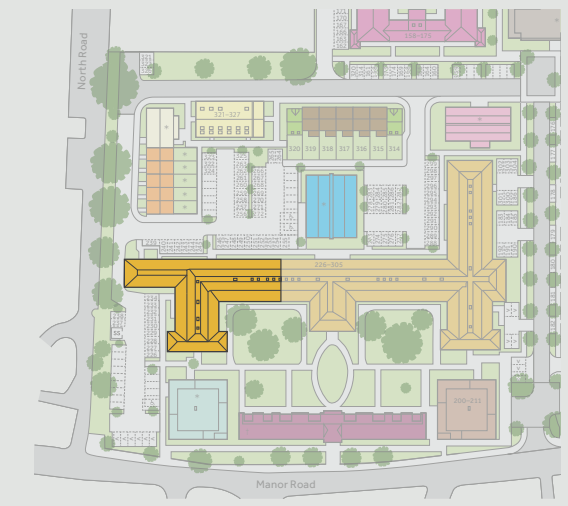
Living/Dining Area
5.47m x 4.62m 17'11" x 15'2"
Kitchen
3.25m x 1.91m 10'8" x 6'3"
Bedroom 1
4.72m x 2.78m 15'6" x 9'1"
Bedroom 2
3.55m x 3.16m 11'8" x 10'4"

Home 250

Living/Dining Area
5.91m x 4.36m 19'5" x 14'4"
Kitchen
3.37m x 3.06m 11'1" x 10'0"
Bedroom 1
3.78m x 2.30m 12'5" x 7'7"
Bedroom 2
3.23m x 3.08m 10'7" x 10'1"

Home 251

Kitchen/Living/Dining Area
6.84m x 4.78m 22'5" x 15'8"
Bedroom 1
4.51m x 3.38m 14'10" x 11'1"
Bedroom 2
3.65m x 3.36m 12'0" x 11'0"



Second Floor

Cpd Cupboard Measuring points



Chestnut House Specification

We give you so much more

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Specification

We give you so much more

1 & 2 bedroom
apartments

Kitchen

Gloss kitchen units from the Symphony range with under-cupboard lighting	▪
Inset 1½ bowl stainless steel sink with drainer set laminate worktops with matching upstands	▪
Stainless steel single oven and ceramic hob	▪
Stainless steel chimney hood and glass splashback	▪
Integrated fridge/freezer	▪
Integrated dishwasher	▪
Integrated washing machine	▪
Vinyl flooring included	▪

Bathrooms, Ensuites and Cloakrooms

Tempo sanitaryware with contemporary chrome fittings	▪
Porcelanosa full height tiling to 3 sides of the bath with half height tiling to remainder of sanitaryware walls in bathroom	▪
Porcelanosa full height tiling to shower cubicle in ensuite (where applicable) with half height tiling to remainder of sanitaryware walls	▪
Shower screen to bath	▪
Enclosed shower cubicle with sliding doors to ensuite	▪
Recessed spotlights to bathroom and ensuite (where applicable)	▪
Shaver point in bathroom	▪
Vinyl flooring included (ensuite where applicable)	▪

Electrical & Lighting

BT Hub in main living area	▪
TV outlet to main living area and all bedrooms	▪
Sky and TV outlet to living room (Sky subject to subscription by customer)	▪
Pendants to all rooms except kitchen area; lighting spec for kitchen area to each apartment is available on request	▪
Mains-powered smoke detectors with back-up battery	▪
Mains-powered Carbon monoxide detector	▪
Audio door entry system	▪

Internal Finishes

Internal white single panel Shaker doors with chrome handles	▪
Internal walls finished in white emulsion	▪
Internal woodwork to be pure white finish	▪
Carpet included in living areas, hallway and all bedrooms	▪

Heating

Gas-fired heating, feeding radiators with Honeywell programmer and thermostat	▪
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General

Double-glazed windows	▪
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Oakwood House

2 bedroom Apartments

A collection of 2 bedroom homes
in Fishponds

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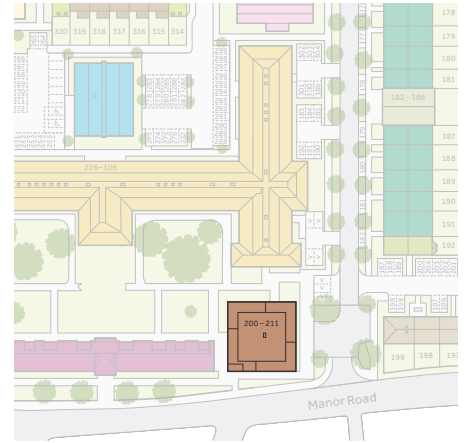
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Ground Floor

Apartment 200

Living/Kitchen/Dining Area	6.93m x 4.25m	22'9" x 13'11"
Bedroom 1	4.57m x 3.45m	15'0" x 11'4"
Bedroom 2	3.34m x 2.90m	10'11" x 9'6"



Cpd Cupboard ◀ ▶ Measuring points
 F/F Integrated fridge freezer

First Floor

Apartment 201

Living/Kitchen/Dining Area	7.50m x 4.15m	24'7" x 13'7"
Bedroom 1	4.50m x 3.42m	14'9" x 11'3"
Bedroom 2	3.24m x 2.90m	10'8" x 9'6"

Apartment 203

Living/Kitchen/Dining Area	6.00m x 4.10m	19'8" x 13'5"
Bedroom 1	3.60m x 2.93m	11'10" x 9'7"
Bedroom 2	3.44m x 3.30m	11'3" x 10'10"

Apartment 202

Living/Kitchen/Dining Area	7.40m x 5.50m	24'3" x 18'1"
Bedroom 1	3.80m x 3.34m	12'6" x 10'11"
Bedroom 2	3.20m x 3.20m	10'6" x 10'6"

Apartment 204

Living/Kitchen/Dining Area	6.42m x 4.30m	21'1" x 14'1"
Bedroom 1	4.00m x 3.50m	13'1" x 11'6"
Bedroom 2	4.00m x 3.20m	13'1" x 10'6"



Second Floor

Apartment 205

Living/Kitchen/Dining Area		
7.05m x 4.20m		23'2" x 13'9"
Bedroom 1		
4.51m x 3.92m		14'10" x 12'10"
Bedroom 2		
3.42m x 2.90m		11'3" x 9'6"

Apartment 207

Living/Kitchen/Dining Area		
6.00m x 4.10m		19'8" x 13'5"
Bedroom 1		
6.03m x 3.00m		19'9" x 9'10"
Bedroom 2		
3.44m x 3.30m		11'3" x 10'10"

Apartment 206

Living/Kitchen/Dining Area		
7.40m x 5.50m		24'3" x 18'1"
Bedroom 1		
3.60m x 3.34m		11'10" x 10'11"
Bedroom 2		
4.00m x 3.20m		13'1" x 10'6"

Apartment 208

Living/Kitchen/Dining Area		
6.42m x 4.30m		21'1" x 14'1"
Bedroom 1		
6.00m x 3.60m		19'8" x 11'10"
Bedroom 2		
3.23m x 4.00m		10'7" x 13'1"



Cpd Cupboard ◀ ▶ Measuring points
 F/F Integrated fridge freezer

Third Floor

Apartment 209

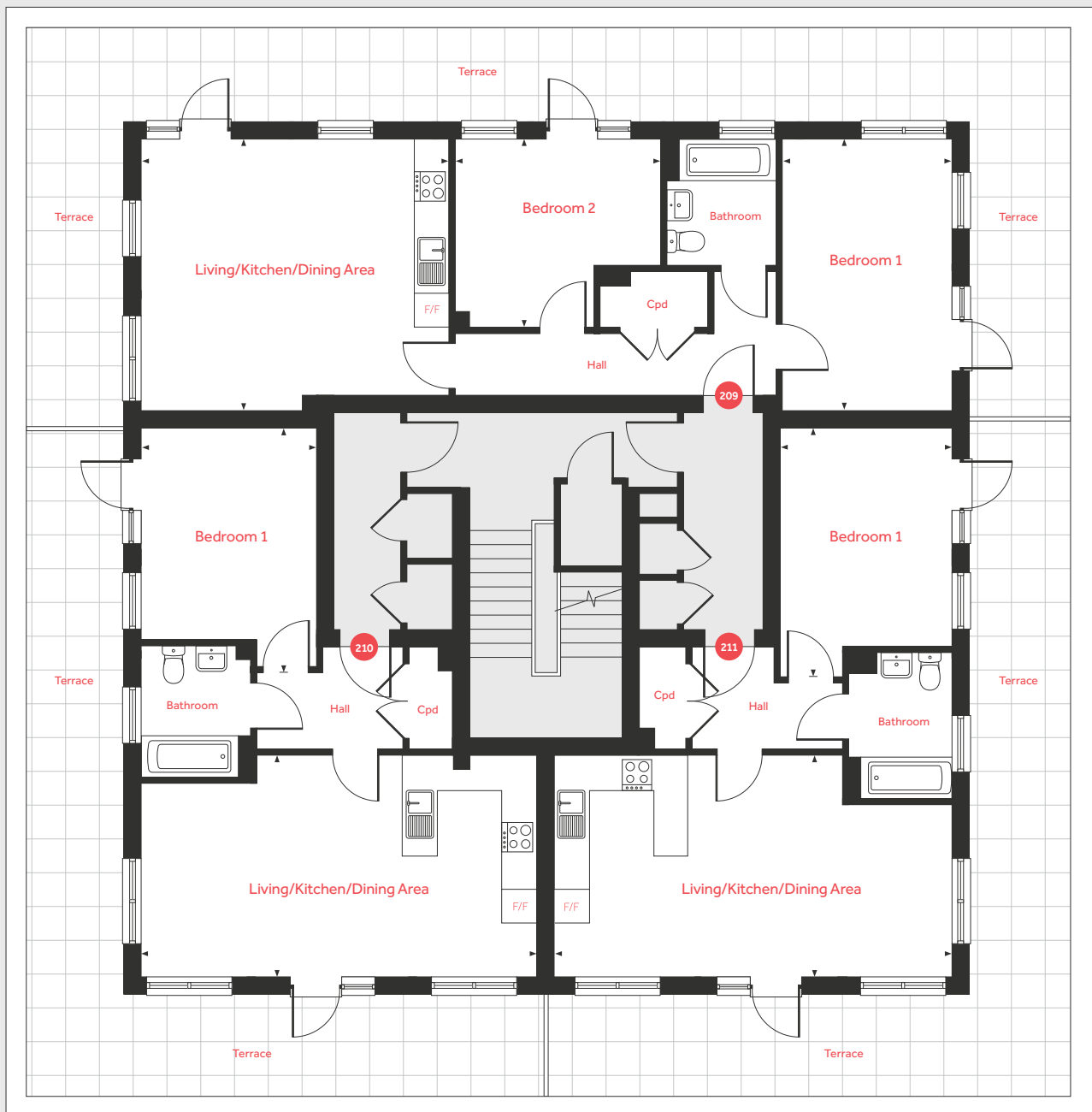
Living/Kitchen/Dining Area
5.60m x 4.90m 18'4" x 16'1"
Bedroom 1
4.90m x 3.03m 16'1" x 9'11"
Bedroom 2
3.70m x 3.40m 12'2" x 11'2"

Apartment 211

Living/Kitchen/Dining Area
7.14m x 4.00m 23'5" x 13'1"
Bedroom 1
4.50m x 3.10m 14'9" x 10'2"

Apartment 210

Living/Kitchen/Dining Area
7.10m x 4.00m 23'4" x 13'1"
Bedroom 1
3.30m x 3.12m 10'10" x 10'3"



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Linden
HOMES



The Ash homes

2 bedroom homes

A terrace of 2 bedroom homes
in Fishponds

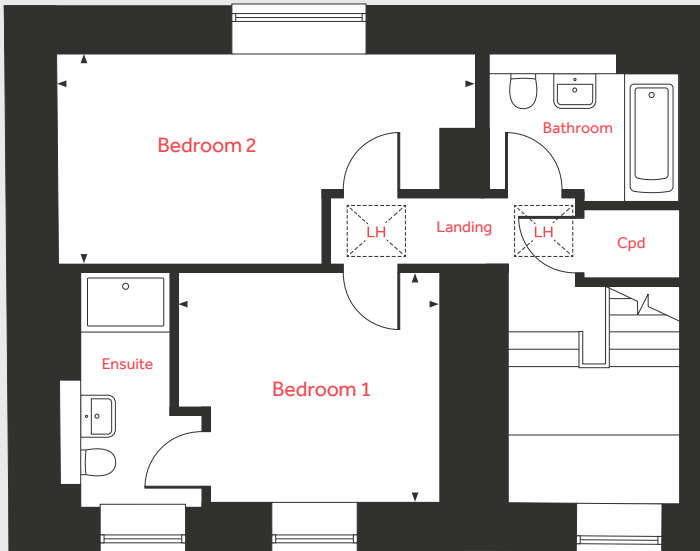
Blackberry Hill

Fishponds, Bristol BS16 2JZ | 01173 211 240

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HOMES

First Floor



The Ash 1

2 bedroom home

First Floor

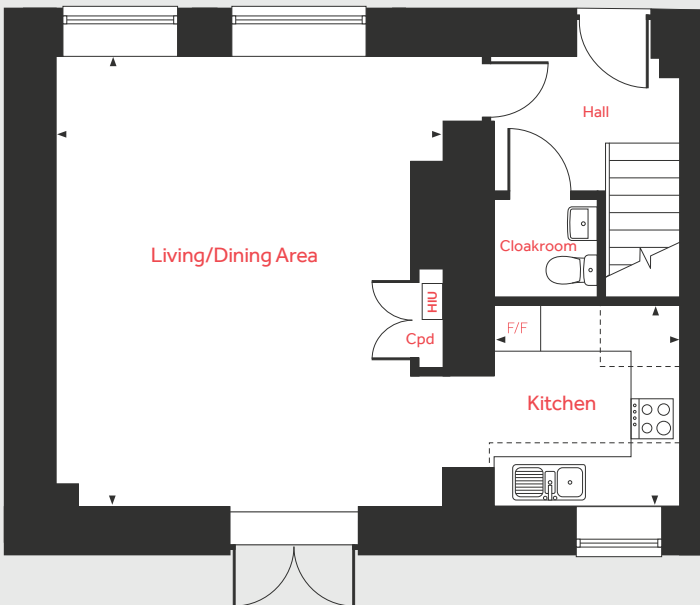
Bedroom 1

3.06m x 3.03m 10'0" x 9'11"

Bedroom 2

5.09m x 2.79m 16'8" x 9'2"

Ground Floor



Ground Floor

Living/Dining Area

5.91m x 5.13m 19'5" x 16'10"

Kitchen

2.62m x 2.45m 8'7" x 8'0"

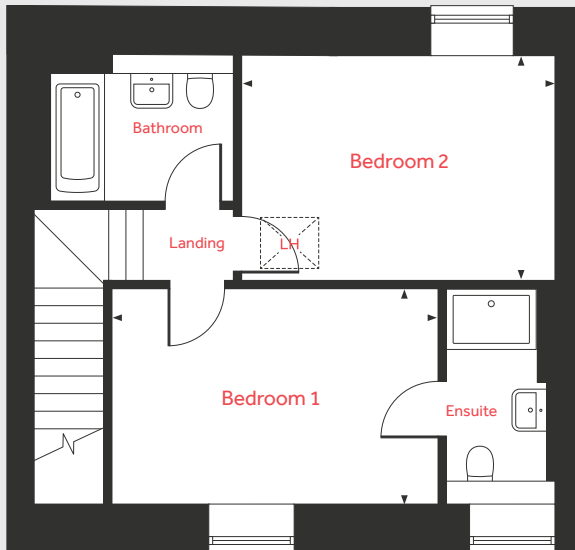


The Ash homes



LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer	- - -	Reduced ceiling height

First Floor



The Ash 2

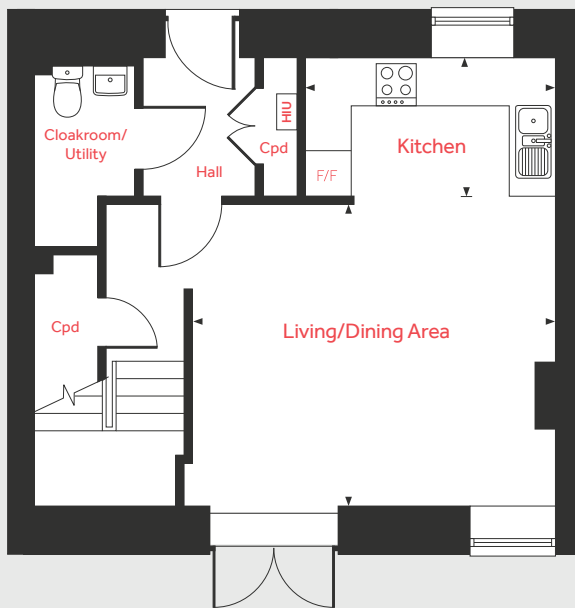
2 bedroom home

First Floor

Bedroom 1
4.30m x 2.83m 14'1" x 9'3"

Bedroom 2
4.15m x 2.98m 13'7" x 9'9"

Ground Floor



Ground Floor

Living/Dining Area
4.81m x 3.96m 15'9" x 13'0"

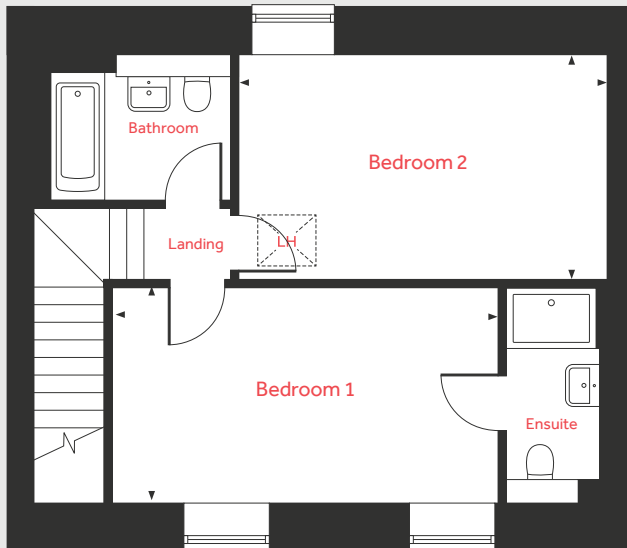
Kitchen
3.32m x 1.83m 10'11" x 6'0"

The Ash homes

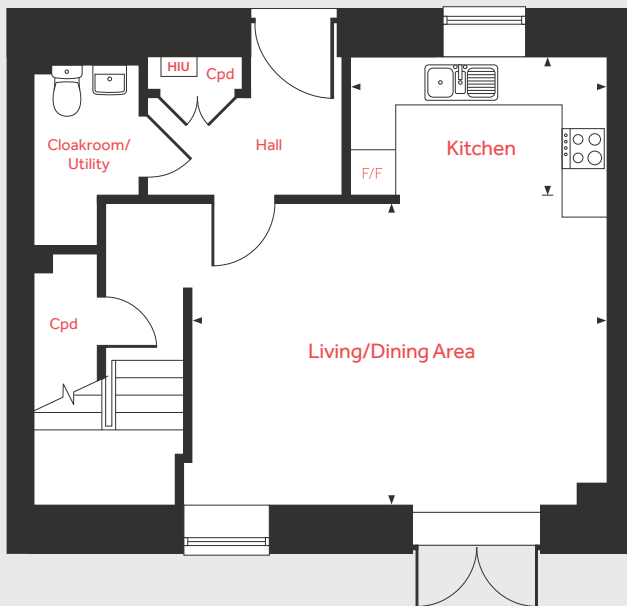


LH Loft hatch HIU Heat interface unit
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

First Floor



Ground Floor



The Ash 3

2 bedroom home

First Floor

Bedroom 1
5.09m x 2.82m 16'8" x 9'3"

Bedroom 2
4.90m x 2.96m 16'1" x 9'9"

Ground Floor

Living/Dining Area
5.50m x 3.96m 18'1" x 13'0"

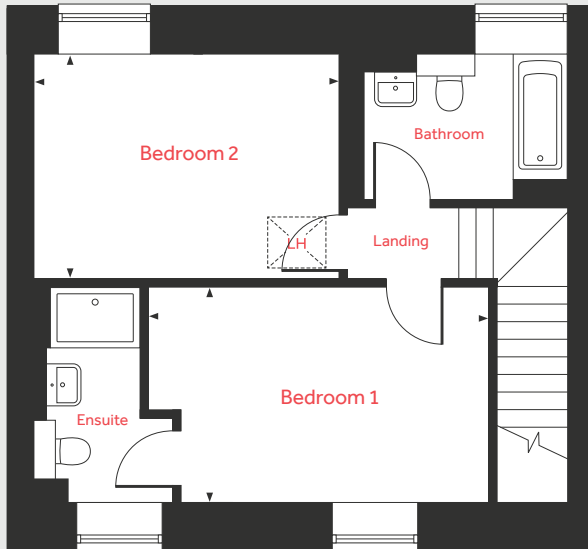
Kitchen
3.42m x 1.82m 11'3" x 6'0"

The Ash homes



LH Loft hatch HIU Heat interface unit
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

First Floor



The Ash 4

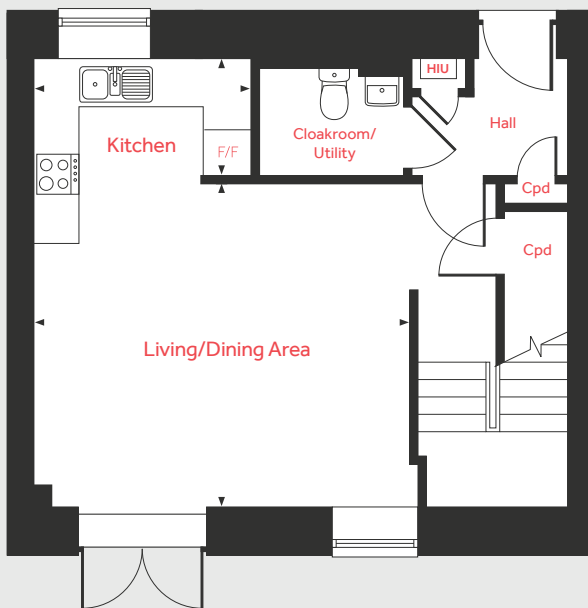
2 bedroom home

First Floor

Bedroom 1
4.50m x 2.81m 14'9" x 9'3"

Bedroom 2
4.03m x 2.97m 13'3" x 9'9"

Ground Floor



Ground Floor

Living/Dining Area
4.97m x 4.25m 16'4" x 13'11"

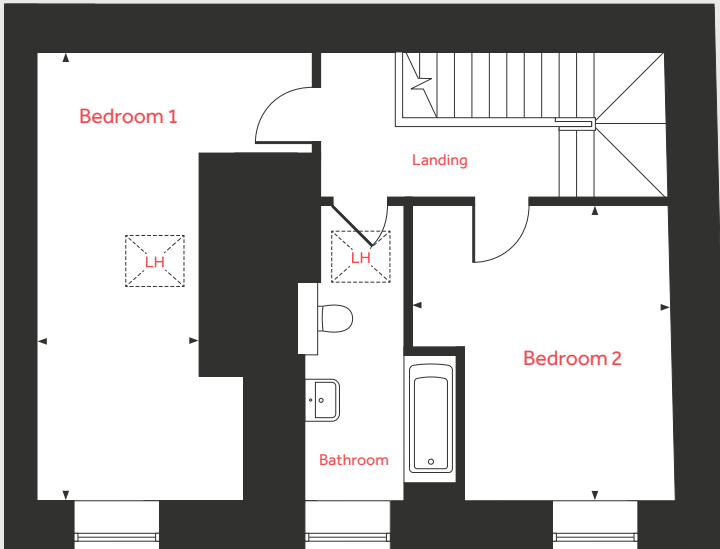
Kitchen
2.82m x 1.53m 9'3" x 5'0"

The Ash homes



LH Loft hatch HIU Heat interface unit
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

First Floor



The Ash 5

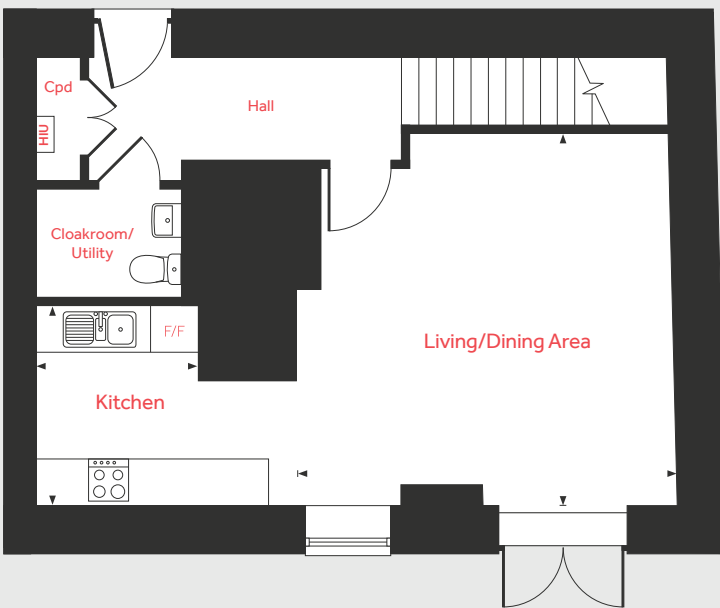
2 bedroom home

First Floor

Bedroom 1
5.90m x 2.71m 19'4" x 8'11"

Bedroom 2
3.87m x 3.38m 12'8" x 11'1"

Ground Floor



Ground Floor

Living/Dining Area
5.06m x 4.90m 16'7" x 16'1"

Kitchen
2.61m x 2.15m 8'7" x 7'1"

The Ash homes



LH Loft hatch HIU Heat interface unit
Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

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The Firlands Apartments

1 bedroom homes

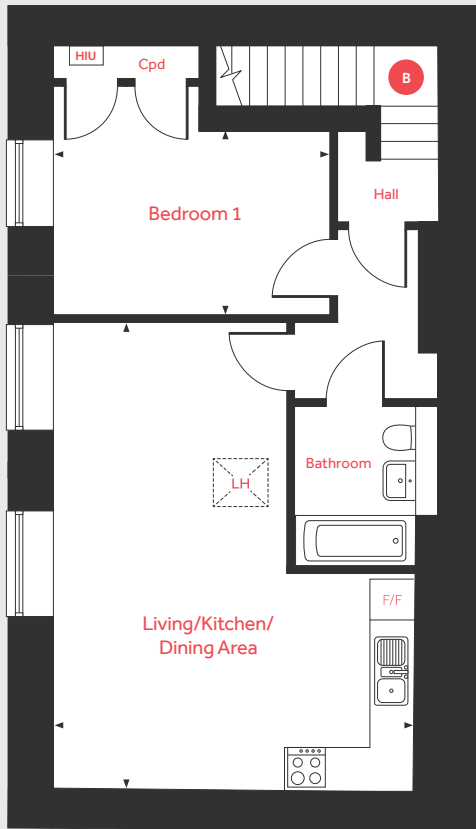
Blackberry Hill

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First Floor – Apartment B



The Firlands Apartments

1 bedroom home

First Floor – Apartment B

Living/Kitchen/Dining Area

6.57m x 5.07m 21'7" x 16'8"

Bedroom 1

3.88m x 2.59m 12'9" x 8'6"

Ground Floor – Apartment A

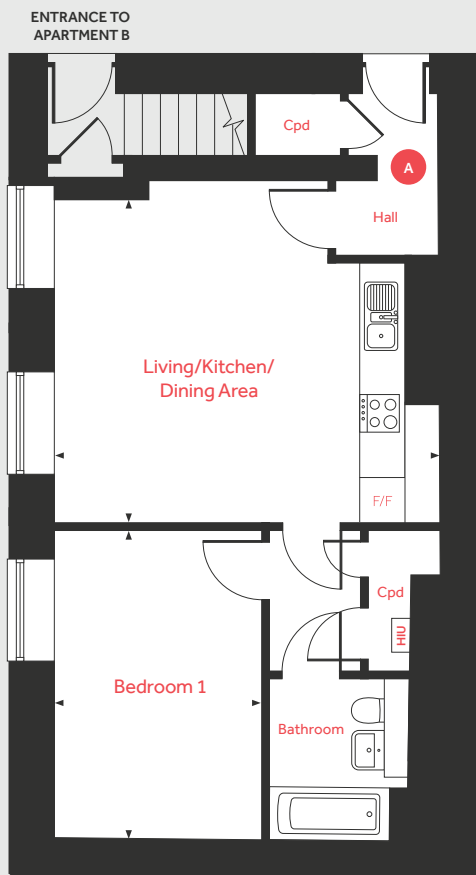
Living/Kitchen/Dining Area

4.85m x 4.83m 15'11" x 15'10"

Bedroom 1

4.31m x 2.92m 14'2" x 9'7"

Ground Floor – Apartment A



LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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Refurbished Specification

We give you so much more

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

[lindenhomes.co.uk/blackberryhill](https://www.lindenhomes.co.uk/blackberryhill)

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Specification

We give you so much more

1 & 2 bedroom
homes

Kitchen

Gloss kitchen units from the Symphony range with under-cupboard lighting	■
Inset 1½ bowl stainless steel sink with drainer set laminate worktops with matching upstands	■
Stainless steel single oven and ceramic hob	■
Stainless steel chimney hood and glass splashback	■
Integrated fridge/freezer	■
Integrated dishwasher	■
Integrated washing machine	■
Vinyl flooring included	■

Bathrooms, Ensuites and Cloakrooms

Tempo sanitaryware with contemporary chrome fittings	■
Porcelanosa full height tiling to 3 sides of the bath with half height tiling to remainder of sanitaryware walls in bathroom	■
Porcelanosa full height tiling to shower cubicle in ensuite (where applicable) with half height tiling to remainder of sanitaryware walls	■
Shower screen to bath	■
Enclosed shower cubicle with sliding doors to ensuite	■
Recessed spotlights to bathroom and ensuite (where applicable)	■
Shaver point in bathroom	■
Vinyl flooring included (ensuite where applicable)	■

Electrical & Lighting

BT Hub in main living area	■
TV outlet to main living area and all bedrooms	■
Sky and TV outlet to living room (Sky subject to subscription by customer)	■
Pendants to all rooms except kitchen area; lighting spec for kitchen area to each apartment is available on request	■
Mains-powered smoke detectors with back-up battery	■
Mains-powered Carbon monoxide detector	■
Audio door entry system	■

Internal Finishes

Internal white single panel Shaker doors with chrome handles	■
Internal walls finished in white emulsion	■
Internal woodwork to be pure white finish	■
Carpet included in living areas, hallway and all bedrooms	■

Heating

Gas-fired heating, feeding radiators with Honeywell programmer and thermostat	■
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General

Double-glazed windows	■
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The Pine apartments

1, 2 & 3 bedroom apartments

A collection of 1, 2 & 3 bedroom homes
in Fishponds

Blackberry Hill

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Ground floor

Apartment 321

Living / kitchen / dining area
5.31m x 5.06m 17'5" x 16'7"
Bedroom 1
3.56m x 3.32m 11'8" x 10'11"
Bedroom 2
3.60m x 3.30m 11'10" x 10'10"

Apartment 324

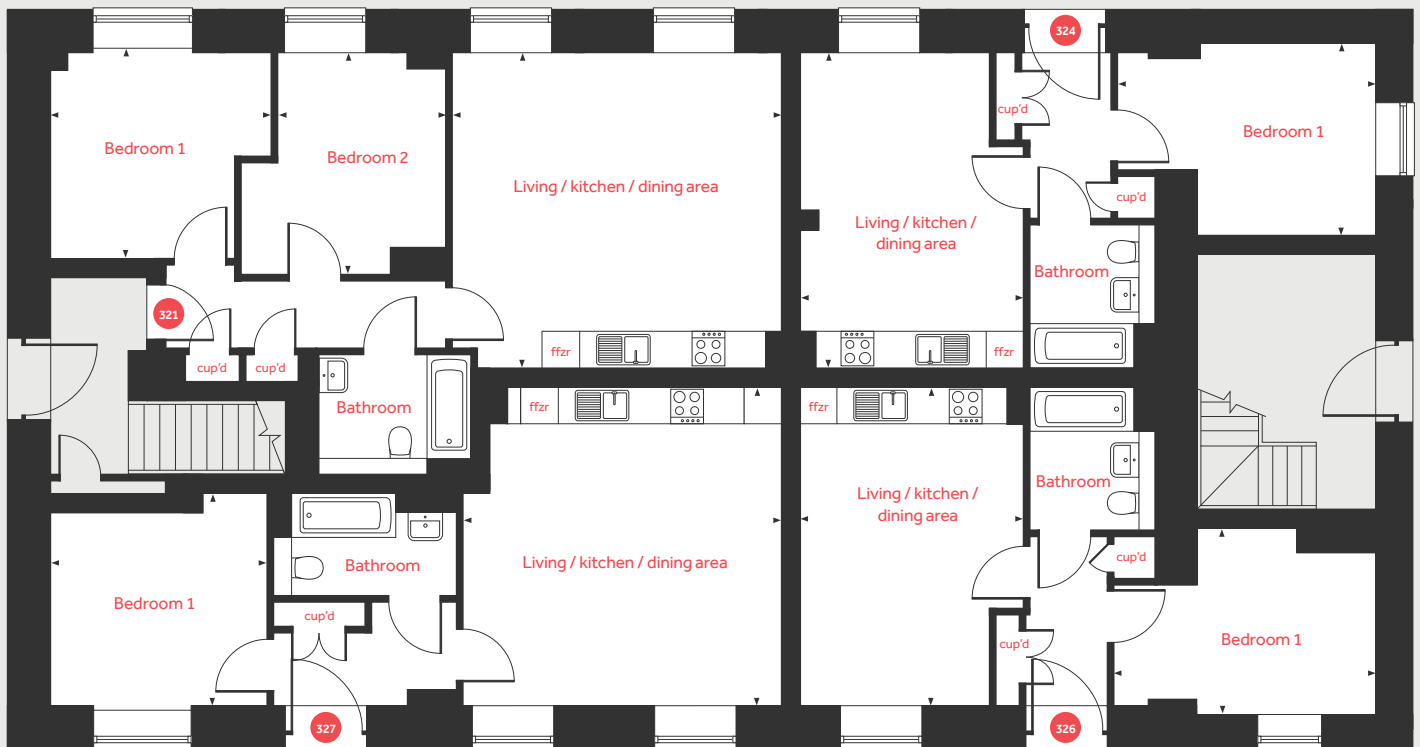
Living / kitchen / dining area
5.06m x 3.60m 16'7" x 11'10"
Bedroom 1
4.20m x 3.03m 13'9" x 9'11"

Apartment 326

Living / kitchen / dining area
5.12m x 3.61m 16'10" x 11'10"
Bedroom 1
4.26m x 2.98m 14'0" x 9'9"

Apartment 327

Living / kitchen / dining area
5.15m x 5.12m 16'11" x 16'10"
Bedroom 1
3.49m x 3.40m 11'5" x 11'2"



First floor

Apartment 322 - Lower floor

Kitchen / dining area
5.73m x 2.93m 18'10" x 9'7"
Living room
5.73m x 3.39m 18'10" x 11'1"

Apartment 325 - Lower floor

Living / kitchen / dining area
5.84m x 5.64m 19'2" x 18'6"
Bedroom 3
3.50m x 3.20m 11'6" x 10'6"

Apartment 323 - Lower floor

Living / kitchen / dining area
5.77m x 5.75m 18'11" x 18'10"
Bedroom 3
3.47m x 3.10m 11'5" x 10'2"



cup'd cupboard velux window
ffzr integrated fridge freezer measuring points

Second floor

Apartment 322 - Upper floor

Bedroom 1	4.13m x 3.24m	13'7" x 10'8"
Bedroom 2	4.13m x 2.76m	13'7" x 9'1"

Apartment 325 - Upper floor

Bedroom 1	5.19m x 3.49m	17'0" x 11'5"
Bedroom 2	3.92m x 2.67m	12'10" x 8'9"

Apartment 323 - Upper floor

Bedroom 1	4.13m x 3.33m	13'7" x 10'11"
Bedroom 2	4.13m x 2.69m	13'7" x 8'10"

