



BAY COURT
COASTAL LIVING

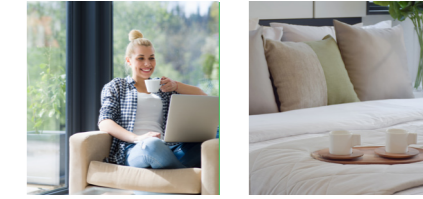
A STYLISH COLLECTION OF ONE, TWO AND THREE BEDROOM NEWLY BUILT AND CONVERTED APARTMENTS,
STANDING IN AN ELEVATED POSITION ALONG THE CLEVEDON COASTLINE



BAY COURT
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Introducing the highly anticipated and impressive Bay Court Development. Boasting a stylish collection of one, two and three bedroom newly built and converted apartments. These elegant period buildings proudly stand in an elevated position along the Clevedon Coastline within Bay Road.



Welcome to Bay Court, Clevedon

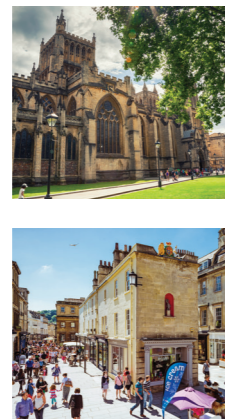
Clevedon has fast become one of the most desired locations to live within the South West. Attracting new residents from across the Country, Clevedon is a historic coastal Town with excellent links to the hustle and bustle of Bristol City Centre.

There is always something to enjoy, whether you choose to have a coffee in the many cafes and bars along Hill Road, a swim in Marine Lake or pleasant stroll along the Seafront towards the grade I listed Pier. Home to a variety of people, Clevedon meets the needs of young professionals, families and those in retirement.

The welcoming approach is via a sweeping in and out driveway which leads to allocated parking and visitor spaces. Stepping inside, within the larger building there is use of a lift to all floors. The apartments themselves have been expertly designed to create spacious room dimensions, an abundance of light and enjoyment of period features.

The fixtures and fittings include bespoke luxury kitchens boasting a range of integrated appliances as well as slow closing doors, contemporary and stylish bathrooms with optional under floor heating, double glazed sash windows in the converted apartments and large picture Velfac window to the new build.

Many of the apartments offer either an outside terrace or balcony, some with sea views.

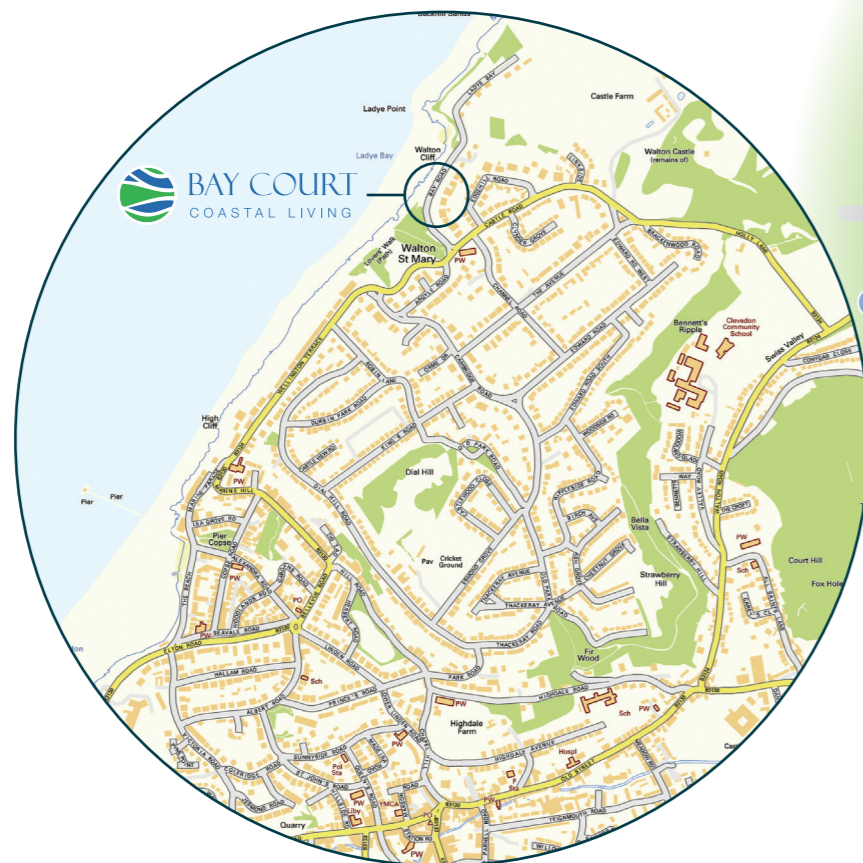


The location

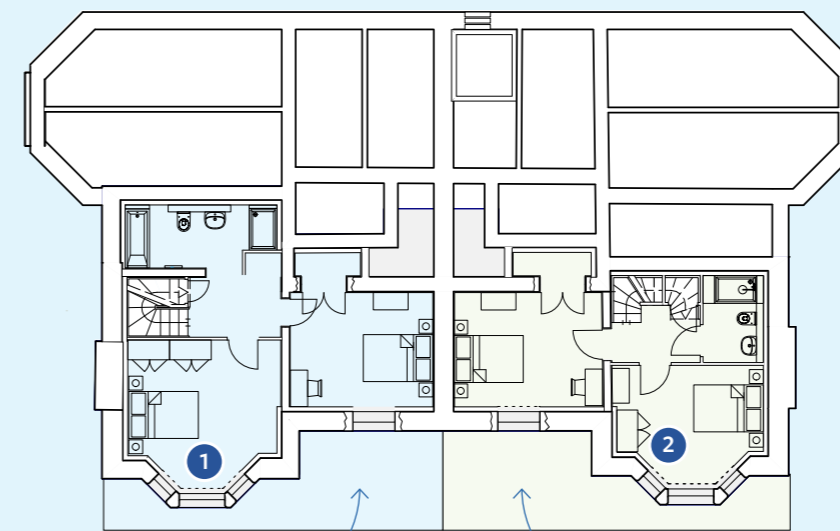
The location of the development has been forever popular within the Town. Positioned in 'Upper Clevedon' means you can enjoy a tranquil setting yet still only a short walk to shops, cafes, restaurants and the Seafront. From this position you are also immediate to Ladye Bay, a small and secluded pebble beach which is a hidden gem for the locals to relax and have a quick dip in the channel.

EXPLORE YOUR SURROUNDINGS

Clevedon to London (by car)	2 hours 45 mins
Clevedon to Bristol Airport (by car)	23 mins
Clevedon to Bristol (by car)	26 mins
Clevedon to Bath (by car)	60 mins
Clevedon to Weston-super-Mare (by car)	20 mins
Clevedon to Portishead (by car)	15 mins



Apartments 1-6 Two bedroom

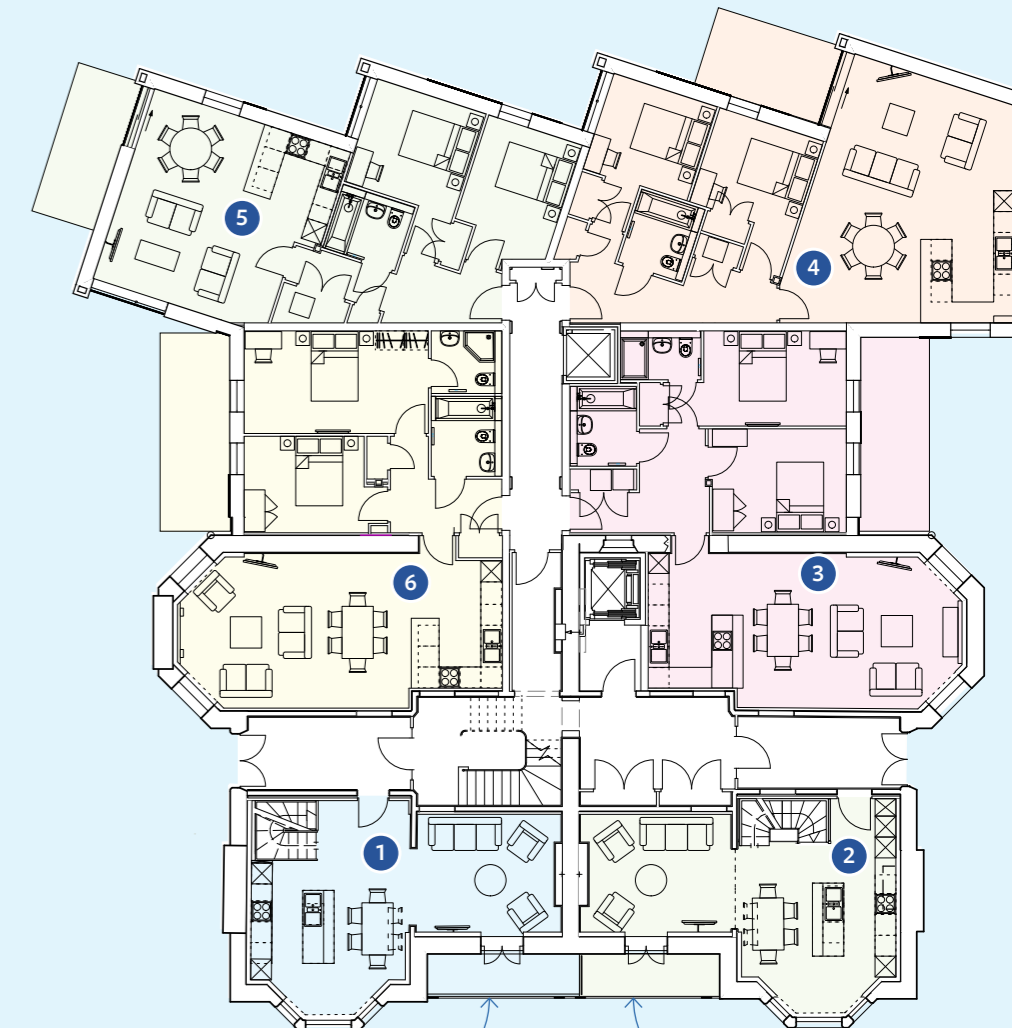


Lower Ground Floor

Floorplans with approximate dimensions and kitchen layouts

Dimensions

Apartment 1	2 Bedroom	939 sq. ft. Sitting room – 12'11 x 11'1 Kitchen – 20'2 x 14'7 Bedroom 1 – 14'6 x 14 Bedroom 2 – 13'5 x 10'10
Apartment 2	2 Bedroom	852 sq. ft. Sitting room – 13'6 x 11'2 Kitchen – 20'9 x 14'7 Bedroom 1 – 14'1 x 10'10 Bedroom 2 – 13'10 x 11'2
Apartment 3	2 Bedroom	887 sq. ft. Living Area – 29'9 x 14'8 Bedroom 1 – 13'5 x 9 Bedroom 2 – 12'7 x 9'10



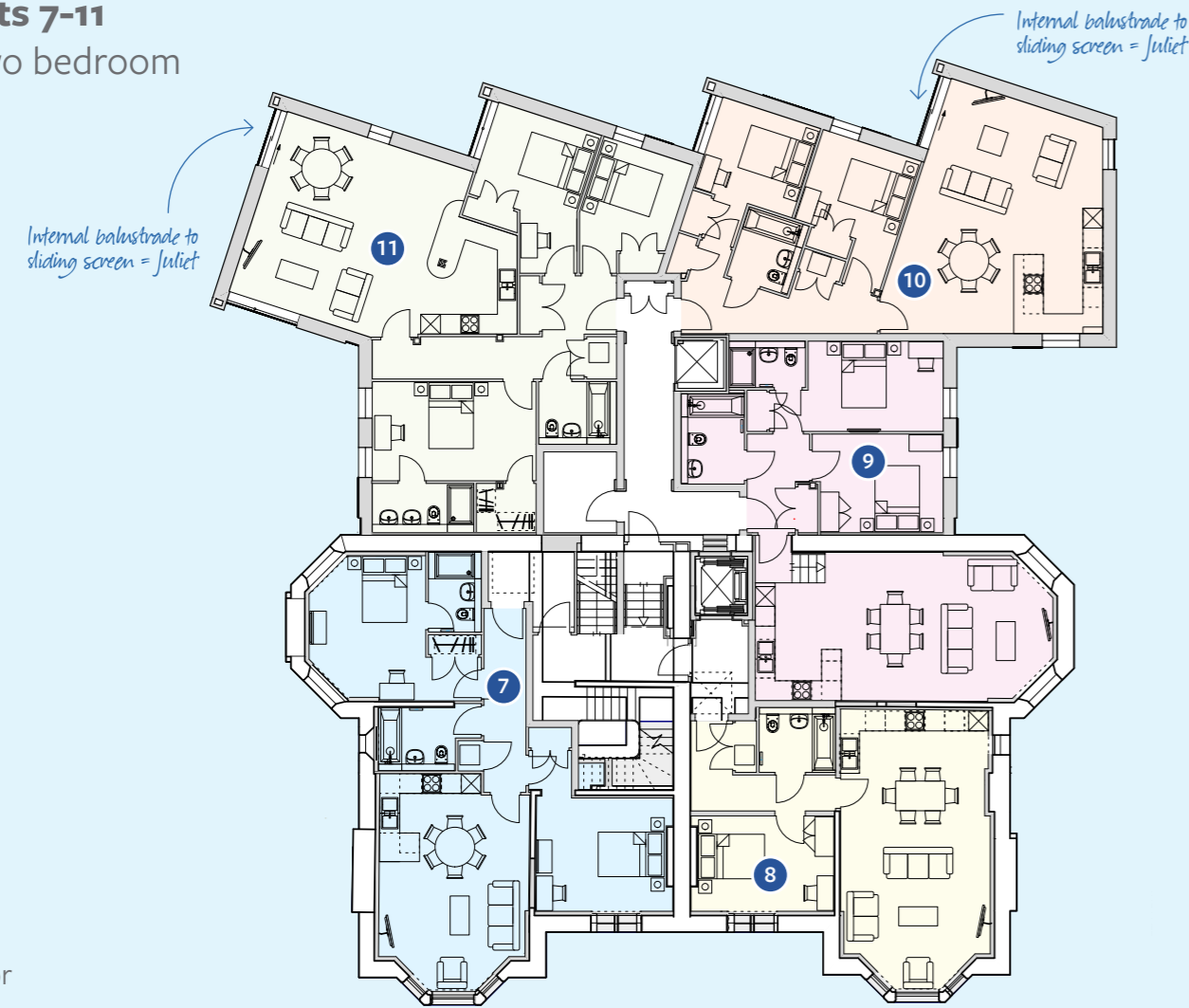
Ground Floor

Balcony with staircase to courtyard

Apartment 4	2 Bedroom	884 sq. ft. Living Area – 26'1 x 22'2 Bedroom 1 – 10'3 x 9'4 Bedroom 2 – 10'2 x 9'4
Apartment 5	2 Bedroom	769 sq. ft. Living Area – 19'5 x 18'10 Bedroom 1 – 13'9 x 9'3 Bedroom 2 – 10'9 x 10'2
Apartment 6	2 Bedroom	899 sq. ft. Living Area – 30'8 x 14'8 Bedroom 1 – 17'5 x 9'8 Bedroom 2 – 13'6 x 9'1

Apartments 7-11

One and two bedroom



First Floor

Floorplans with approximate dimensions and kitchen layouts

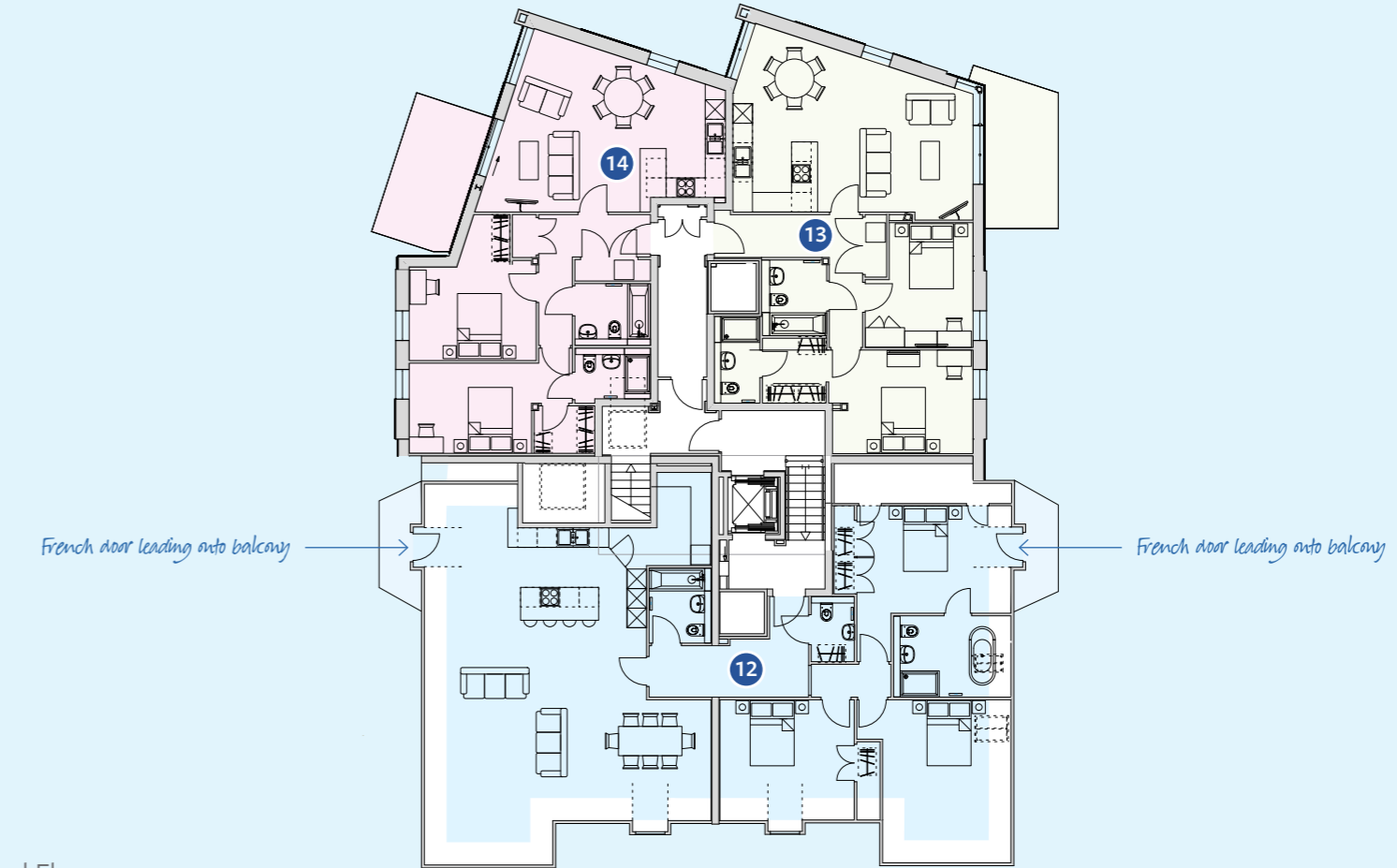
Dimensions

Apartment 7	2 Bedroom	899 sq. ft.
	Living Area – 21'7 x 15 Bedroom 1 – 14'7 x 11'7 Bedroom 2 – 13' x 11'3	
Apartment 8	1 Bedroom	674 sq. ft.
	Living Area – 27'9 x 15 Bedroom – 13'5 x 9'6	
Apartment 9	2 Bedroom	866 sq. ft.
	Living Area – 29' x 14'5 Bedroom 1 – 12'1 x 9'8 Bedroom 2 – 13'5 x 8'11	

Apartment 10	2 Bedroom	883 sq. ft.
	Living Area – 26'2 x 22'2 Bedroom 1 – 10'4 x 9'4 Bedroom 2 – 10'3 x 9'4	
Apartment 11	3 Bedroom	1049 sq. ft.
	Living Area – 27'1 x 18'10 Bedroom 1 – 16'4 x 9'10 Bedroom 2 – 10'9 x 9'8 Bedroom 3 – 10'5 x 9'3	

Apartments 12-14

Two and three bedroom



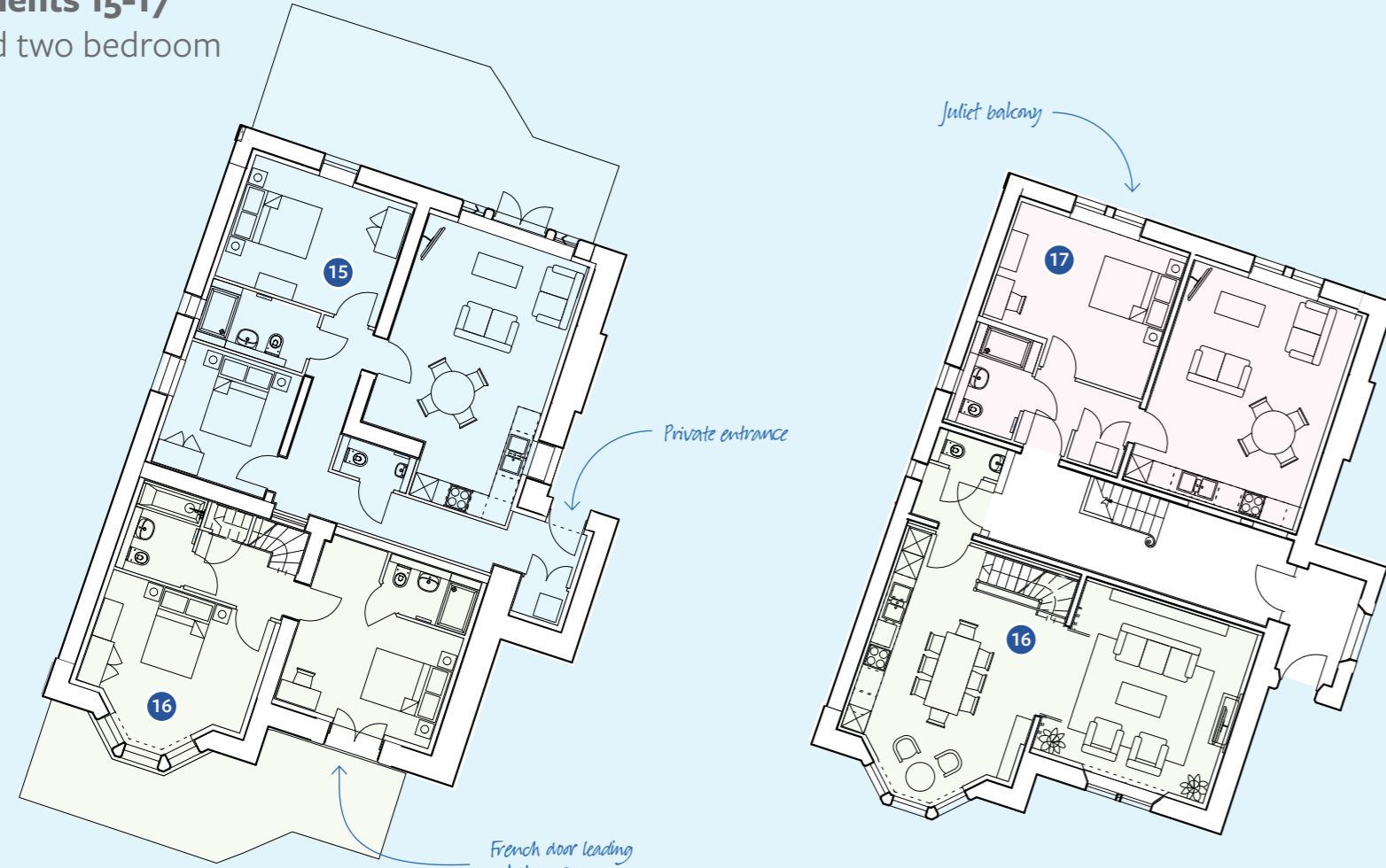
Second Floor

Floorplans with approximate dimensions and kitchen layouts

Dimensions

Apartment 12	3 Bedroom	1565 sq. ft.
	Living Area – 27'3 x 26'8 Bedroom 1 – 13'4 x 10'9 Bedroom 2 – 13'6 x 9'11 Bedroom 3 – 10'9 x 9'10	
Apartment 13	2 Bedroom	918 sq. ft.
	Living Area – 24'2 x 16'7 Bedroom 1 – 14'2 x 10'5 Bedroom 2 – 12'7 x 10'10	
Apartment 14	2 Bedroom	857 sq. ft.
	Living Area – 22'10 x 16'1 Bedroom 1 – 12'4 x 9'1 Bedroom 2 – 12'10 x 9'6	

Apartments 15-17
One and two bedroom

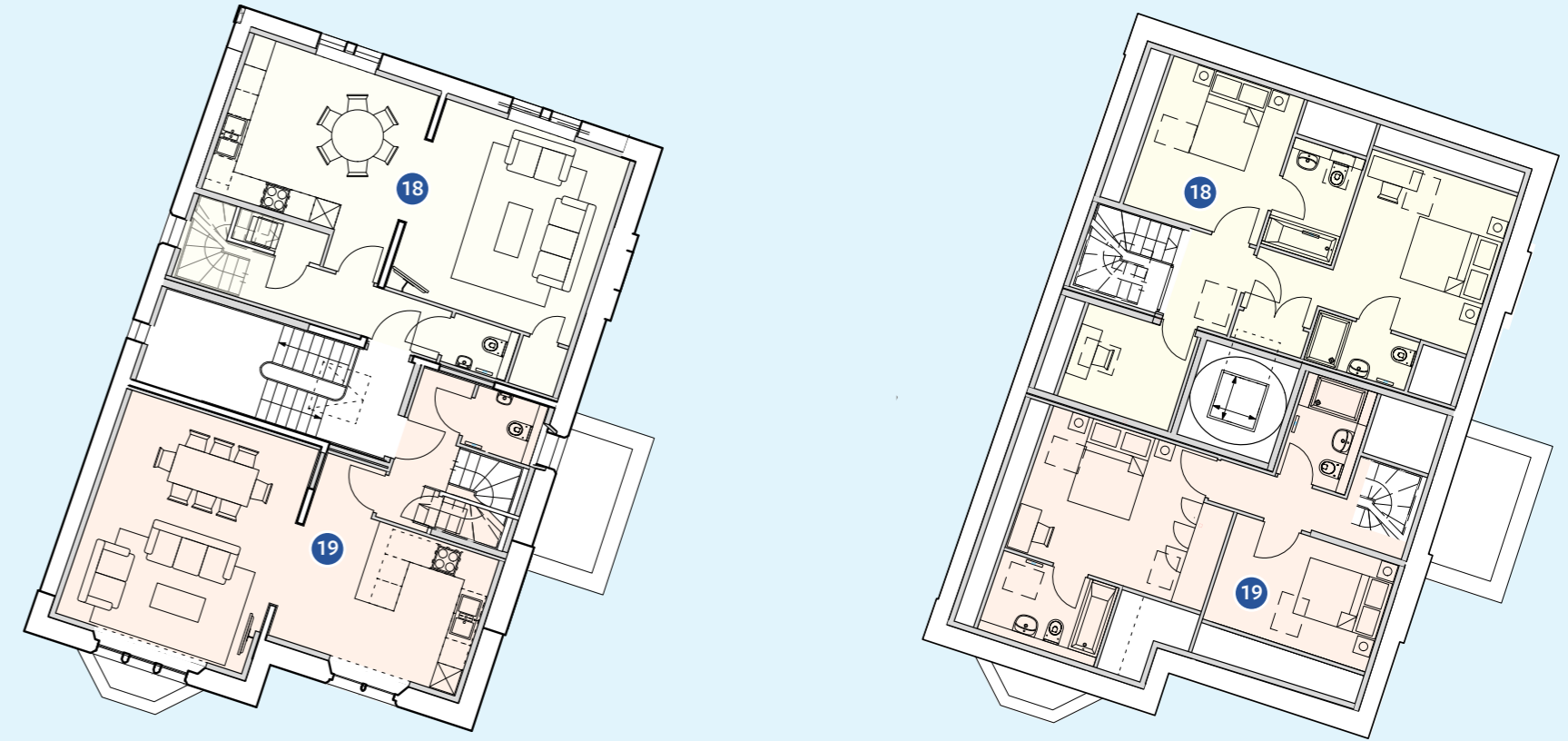


Lower Ground Floor

Ground Floor

Floorplans with approximate dimensions and kitchen layouts

Apartments 18 and 19
Two bedroom



First Floor

Second Floor

Floorplans with approximate dimensions and kitchen layouts

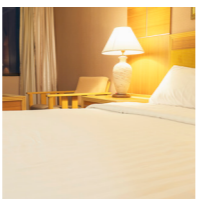
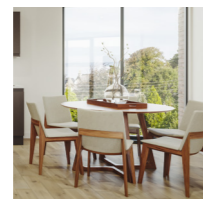
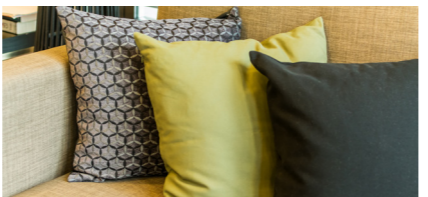
Dimensions

Apartment 15	2 Bedroom	799 sq. ft.
	Living Area – 23'2 x 14 Bedroom 1 – 14 x 10'10 Bedroom 2 – 10'5 x 9'9	
Apartment 16	2 Bedroom	1078 sq. ft.
	Sitting room – 15'1 x 14'10 Kitchen – 21'5 x 14'8 Bedroom 1 – 14'3 x 13'1 Bedroom 2 – 13'6 x 12	

Apartment 17	1 Bedroom	615 sq. ft.
	Living Area – 18'10 x 14'9 Bedroom – 14'10 x 10'2	

Dimensions

Apartment 18	2 Bedroom	1028 sq. ft.
	Sitting room – 15' x 14'9 Kitchen – 13'8 x 12'2 Bedroom 1 – 11'8 x 11'2 Bedroom 2 – 11'10 x 9'	
Apartment 19	2 Bedroom	1025 sq. ft.
	Sitting room – 17'11 x 15'1 Kitchen – 14'11 x 10'10 Bedroom 1 – 15'11 x 11'6 Bedroom 2 – 13' x 8'6	



Design specification

KITCHENS

- Contemporary stylish fully fitted kitchens
- Integrated kitchen appliances including single/double oven, induction hob, fridge/freezer, dishwasher, washer dryer

BATHROOM, EN-SUITES

- Inset wash hand basins
- Mirror front wall cabinets
- WC with concealed system
- Chrome fittings throughout
- Shower trays and chrome/glass sliding doors to shower enclosure
- Dual fuel heated towel rails

DECORATION AND FINISHES

- Each home features smooth fully insulated white emulsion painted walls and ceilings
- Carpet and engineering oak flooring included
- New double glazed windows throughout
- Hard wood front doors
- Period features in duplex apartments
- Fully glazed entrance with secure door entry system
- Open plan kitchen combined with spacious living areas
- 10 Year structural warranty
- Lift to apartments in 2-4 Bay road
- Door entry system

ENERGY EFFICIENCY AND HEATING

- MVHR Mechanical ventilation and heat recovery system
- Electric heating

EXTERNALS

- Landscaped gardens with lighting
- Authentically repaired and restored stone work and bays
- Contemporary design with large windows on new build
- Some apartments have views over to the Severn estuary
- Private parking with visitor parking
- External terrace/gardens to some apartments
- External balconies to upper floor apartments
- Bin and bike store
- EV points





About the developer

East Park is a national family run property company established for nearly 40 years experienced with land, residential and commercial property with offices in Bath, Leicester and London.

The business is now run under the direction of Chartered Surveyor Mani Chauhan who has previously worked on some of the large London estates, such as the Crown Estate and the City of London Corporation. Mani has recently completed a course on Sustainable finance at the University of Cambridge Institute for sustainable leadership, which will help further the ESG goals of East Park.

East Park has invested in and developed both residential and commercial property across the country with recent residential and mixed use developments in Bath and Bristol.

The Clevedon project is seen as particularly special due to the character of the property and its exceptional location by the coast in Somerset.



Bay Court is a
EPI development.

FOR ALL ENQUIRIES PLEASE CONTACT:



established**local**expert

Mark Templer
Residential Sales & Commercial, Land and Development
8 Kenn Road, Clevedon BS21 6EL
Tel: 01275 341 110
Email: sales@marktempler.co.uk
www.marktempler.co.uk

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