



# forest

A P A R T M E N T S

KINGSWOOD  
BRISTOL

LOCATED WITHIN THE GROWING  
COMMUNITY OF KINGSWOOD,  
FOREST APARTMENTS IS A SECURE  
COLLECTION OF 26 CONTEMPORARY  
FLATS THAT BRINGS BOUTIQUE  
DESIGN AND QUALITY FINISHES TO  
ONE OF BRISTOL'S MOST WELL-  
CONNECTED NEIGHBOURHOODS.









# THE CITY, BRISTOL

Bristol is a city that perfectly balances creativity, community, and quality of life. With its green spaces, independent spirit, and vibrant lifestyle, it's no wonder it's often named among the best places to live in the UK.



Known worldwide for its art and music scene, Bristol's expressiveness runs through every street from Banksy's iconic murals to grassroots galleries, live venues, and pop-up markets. Its café and restaurant culture adds to the city's appeal, offering everything from independent roasters to riverside dining right on your doorstep.

From the buzzing Harbourside and Cabot Circus to the vintage shops of Gloucester Road and the leafy charm of Clifton, Bristol offers something for every taste and budget. With great travel connections, a wealth of opportunity, and a welcoming atmosphere, it's a city where life and home come together.







# THE TOWN KINGSWOOD

Steeped in history yet looking firmly to the future, Kingswood has evolved from the royal forest it's named after into an up-and-coming and well-connected part of Bristol. Independent cafés, green spaces, and ongoing regeneration bring fresh energy to the area, while great transport links keep the city close.

Kingswood's streets are alive with independent cafés, boutique shops, and local restaurants, while parks and green spaces such as Kingswood Park and Magpie Bottom Nature Reserve provide the perfect escape for weekend walks or evening relaxation. Regent Street and Kings Chase Shopping Centre bring everyday essentials and a lively social scene within easy reach.



# WELCOME TO THE NEIGHBOURHOOD

Forest Apartments are located on Forest Road, just a 10-minute stroll from Regent Street, part of the historic A420 that links directly to Bristol city centre. With frequent buses and excellent transport connections nearby, the buzz of the city is only 30 minutes away, making it simple to enjoy the culture, work opportunities, and vibrant lifestyle that Bristol is famous for.

## PARKS & OUTDOOR SPACES

- 1 St George Park
- 2 Grimsbury Community Farm
- 3 Dundridge Park
- 4 Troopers Hill Nature Reserve
- 5 Conham River Park

## CAFÉS & RESTAURANTS

- 6 The Market Café & Lounge
- 7 La Passione
- 8 Ravenna Restaurant Coffee Bar
- 9 The Lyons Den Micropub

## SHOPS & LIFESTYLE

- 10 Longwell Green Shopping District
- 11 Kings Chase Shopping Centre
- 12 Cabot Circus Shopping Centre
- 13 The Indoor Market
- 14 IKEA
- 15 LIDL

## TRANSPORT & CONNECTIVITY

- 16 Lawrence Hill Railway Station

## AMENITIES

- 17 Kingswood Leisure Centre
- 18 Kingswood Health Centre

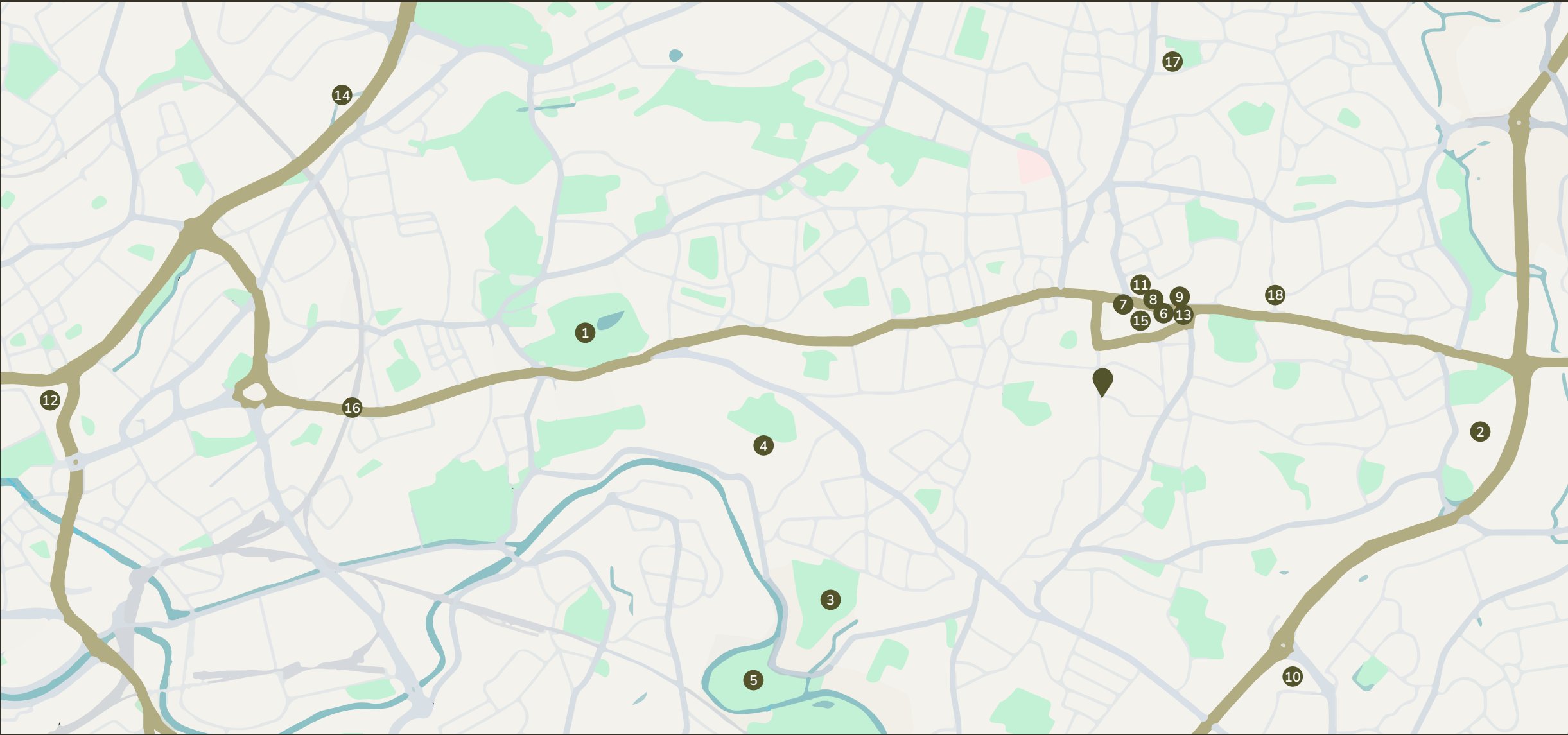
## UNIVERSITIES & HIGHER EDUCATION

University of Bristol  
Distance: ~6 miles west of Kingswood  
~25–30 min by car  
~45–50 min by public transport

University of the West of England (UWE Bristol)  
Distance: ~7 miles north  
~25 min by car,  
~35–40 min by bus

City of Bristol College (higher education courses)  
Distance: ~5–6 miles  
~20–25 min by car  
~35–40 min by bus

Bristol Baptist College / Trinity College Bristol  
Distance: ~6–7 miles  
~25–30 min by car  
~40–45 min by bus





# HOME IS NOT A PLACE... IT'S A FEELING

– CECELIA AHERN



Step inside Forest Apartments, where warm, calm, and effortlessly modern interiors define every home. Natural wood accents add organic texture, while light, soft hues create bright and welcoming spaces. Every detail has been thoughtfully considered, with high-quality finishes and materials chosen to enhance comfort and bring a sense of serene living.






Open-plan layouts are designed to harness natural light, bringing a sense of warmth and modern simplicity to each apartment.







Bespoke Magnet® kitchens combine style and functionality, complete with fully integrated ovens, ceramic hobs, and fridge/freezer—perfectly tailored for modern living.





In the bathrooms, neutral porcelain tiles, matt black accents, and warm wood joinery create a calm, modern retreat. Thoughtful touches, from backlit LED mirrors with demisters to contemporary fittings, bring a warm, natural character to the space.







Light-filled bedrooms with soft neutral tones and warm wood details create a calm, welcoming space, with flexible layouts that accommodate storage and everyday living.









The clean, contemporary exterior sets the tone. Forest Apartments have been designed around comfort and peace of mind. A video-enabled entry system and well-lit communal areas create a safe, welcoming environment, with secure cycle storage and selected parking adding everyday convenience.



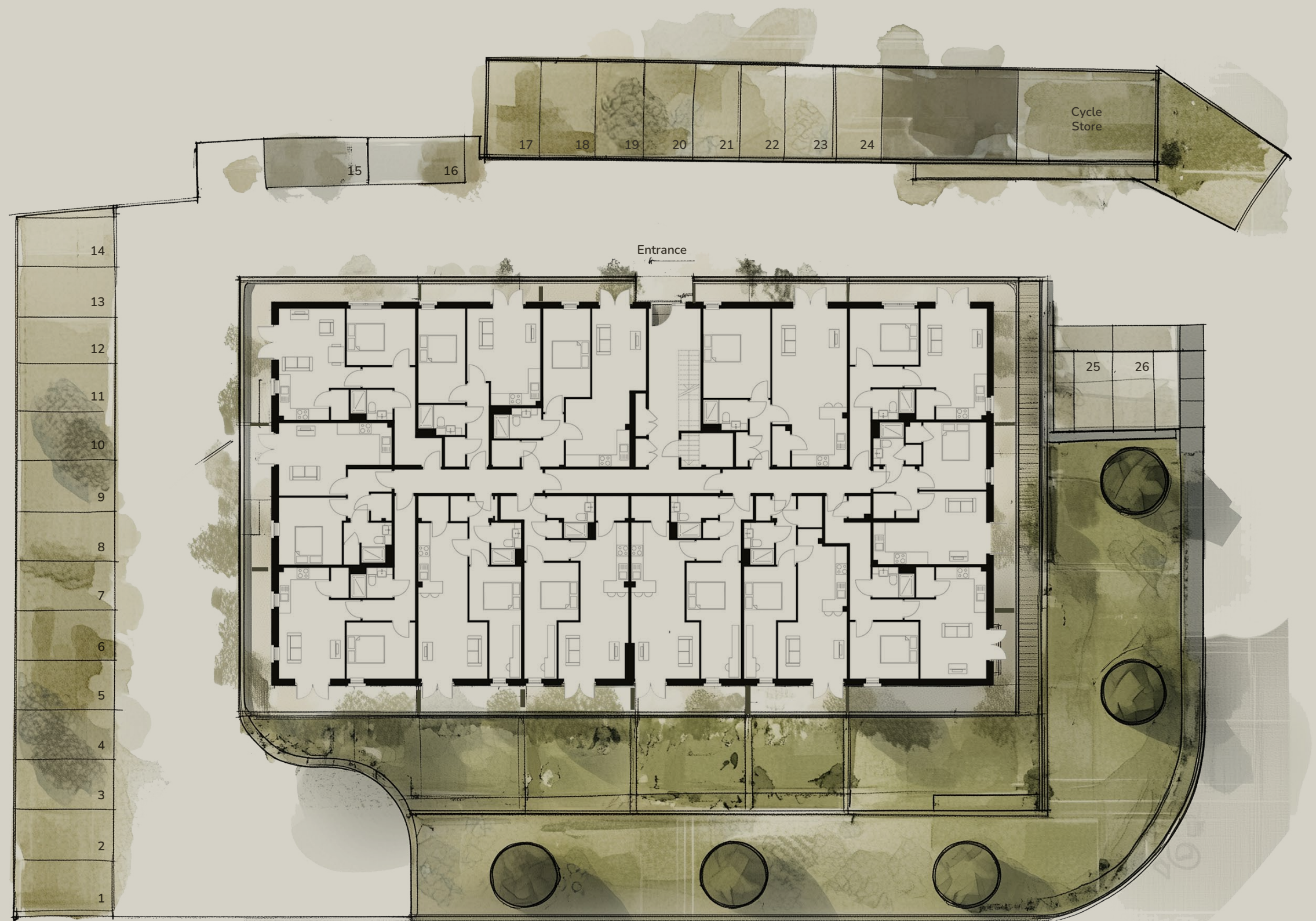
# FLOORPLANS

APARTMENT	FLOOR	BEDS	PARKING	SQM	SQFT	PAGE
1	Ground	1	Yes	43	465	30
2	Ground	1	No	39	422	31
4	Ground	1	Yes	55	593	32
5	Ground	1	Yes	41	445	33
6	Ground	1	Yes	41	441.3	34
7	Ground	1	Yes	46	493	35
8	Ground	1	Yes	44	476	36
12	Ground	1	Yes	43	459	37
14	First	1	Yes	41	446	38
17	First	2	Yes	65	700	39
18	First	1	Yes	41	445	40
25	First	1	Yes	43	459	41
26	First	1	Yes	41	441.3	42



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A P A R T M E N T S

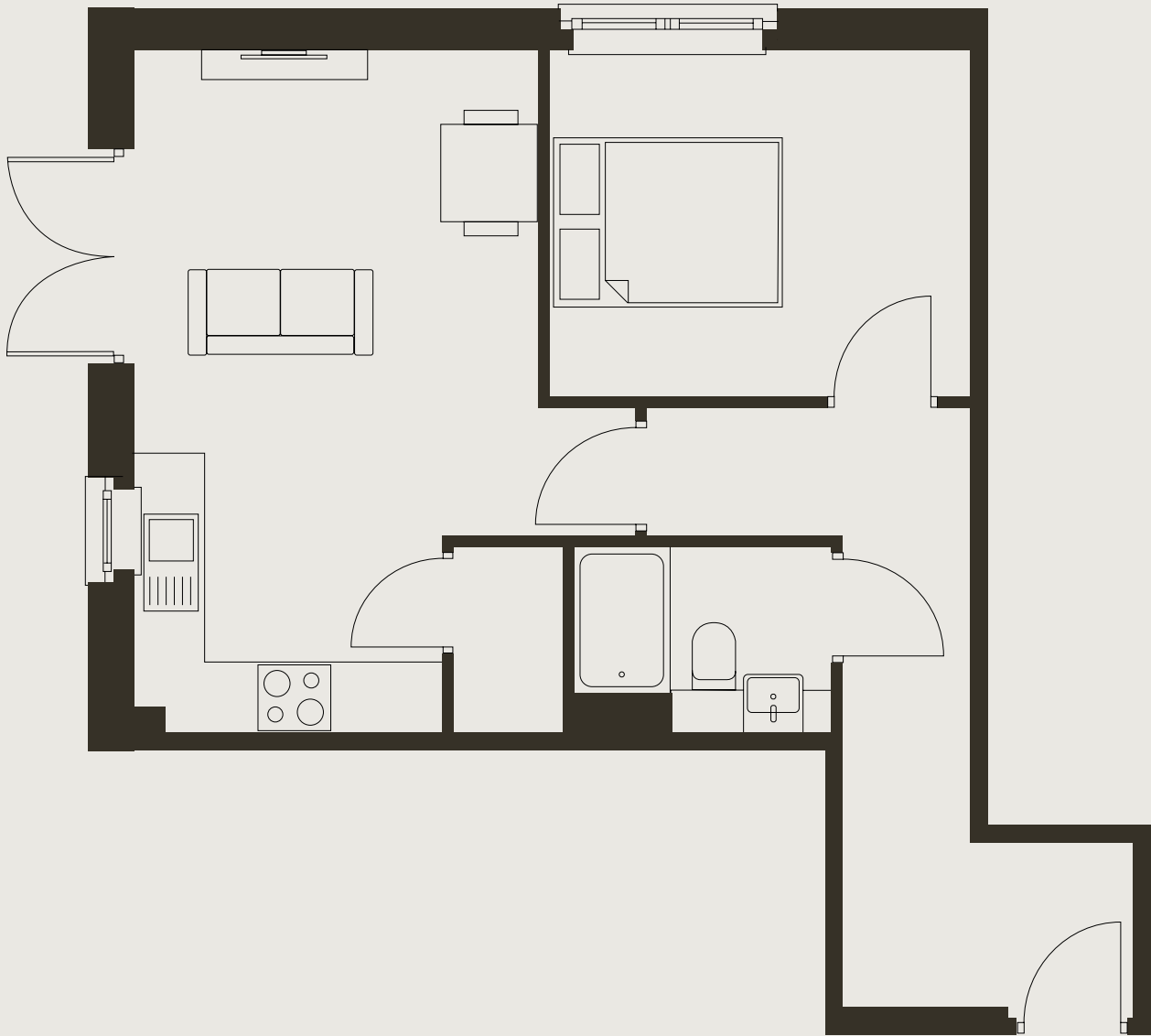


These details are intended to give a general indication of the development and do not form part of any contract. The developer reserves the right to alter any part of the development, specification or floor layout at any time. These details are believed to be correct but neither the agent nor developer accept the liability whatsoever for any misrepresentation made either in these details or orally.

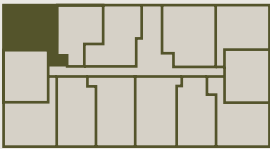


# APARTMENT 1

GROUND FLOOR  
ONE BEDROOM

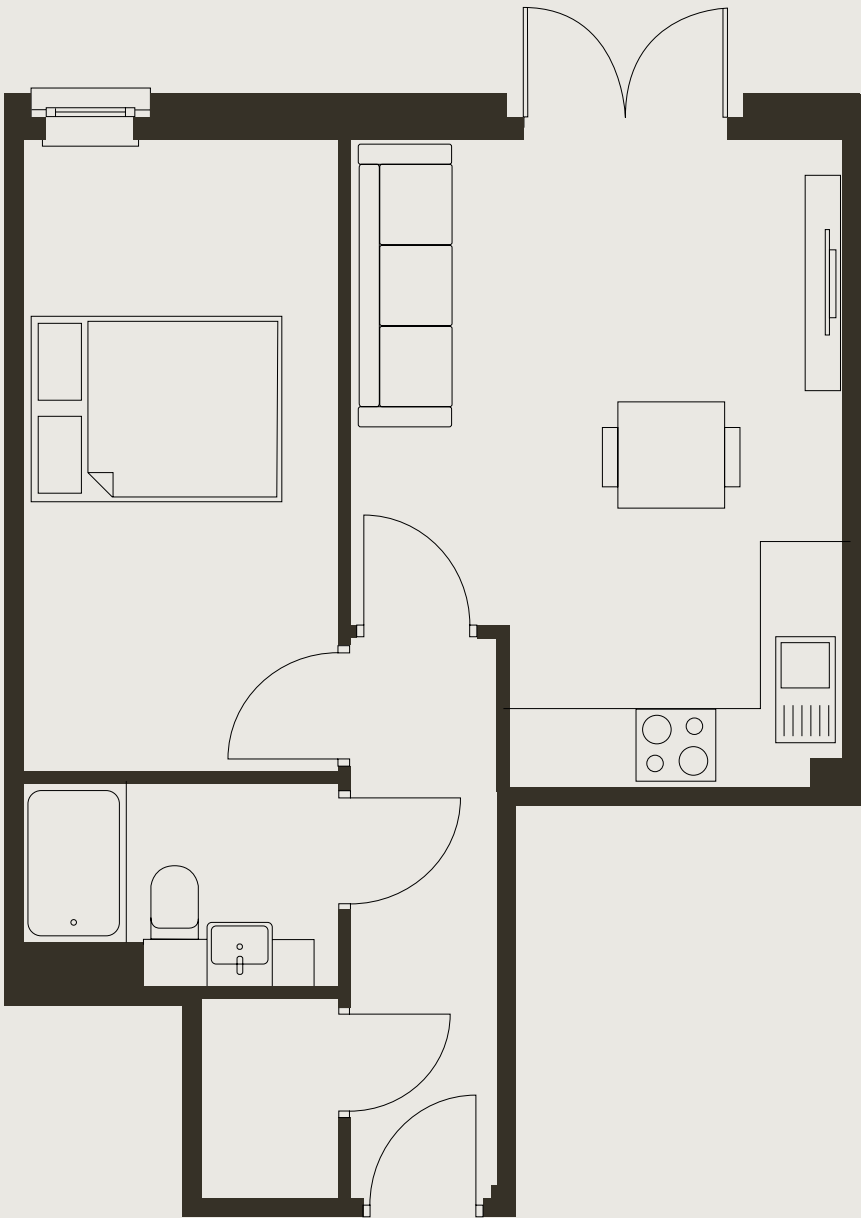


Living / Dining / Kitchen	18 sqm
Bedroom	10 sqm
Bathroom	3.3 sqm
TOTAL	43.2 sqm



# APARTMENT 2

GROUND FLOOR  
ONE BEDROOM



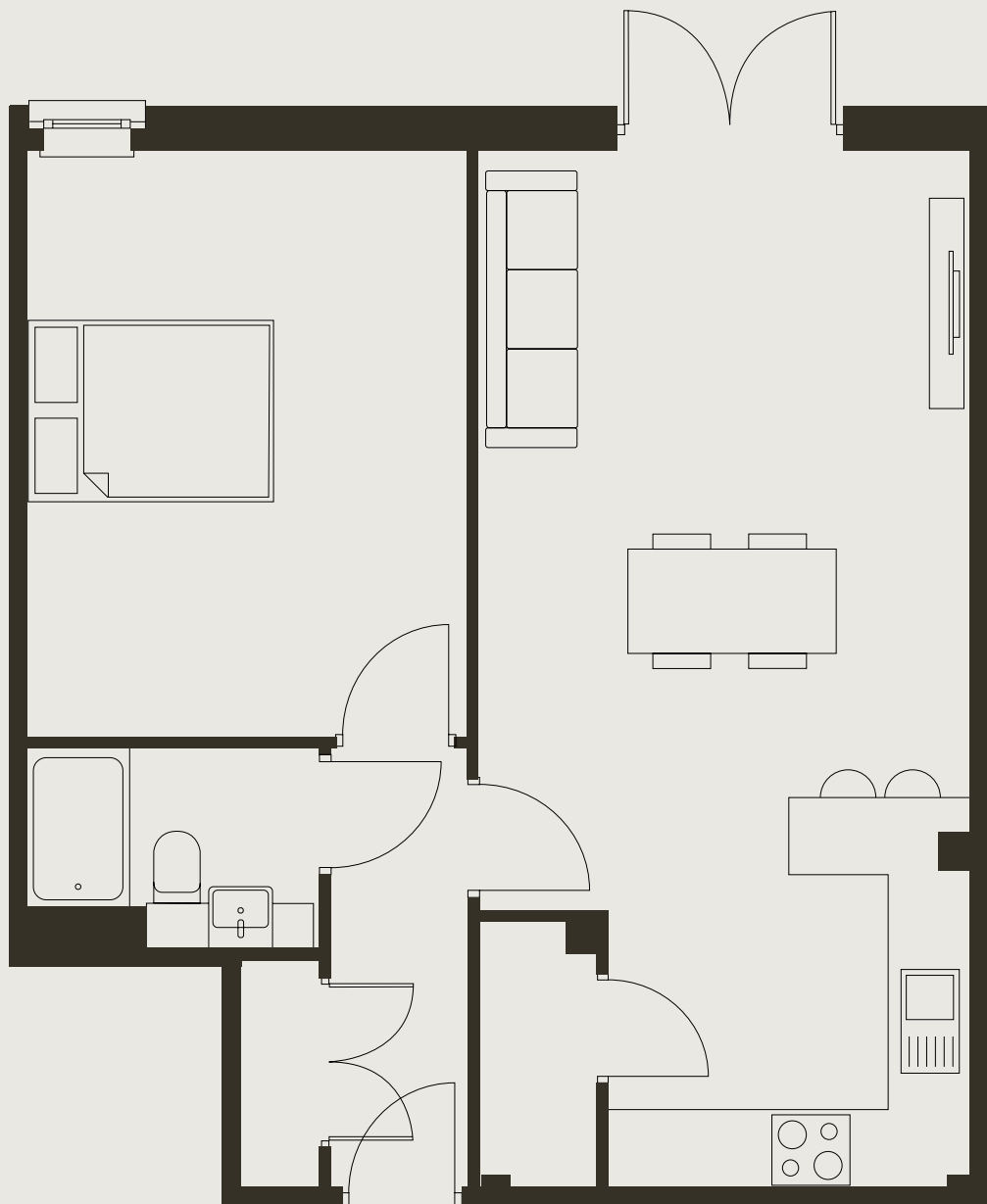
Living / Dining / Kitchen	16.6 sqm
Bedroom	11.4 sqm
Bathroom	3.6 sqm
TOTAL	39.2 sqm



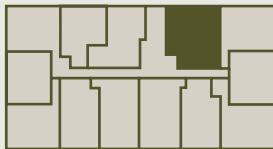


# APARTMENT 4

GROUND FLOOR  
ONE BEDROOM

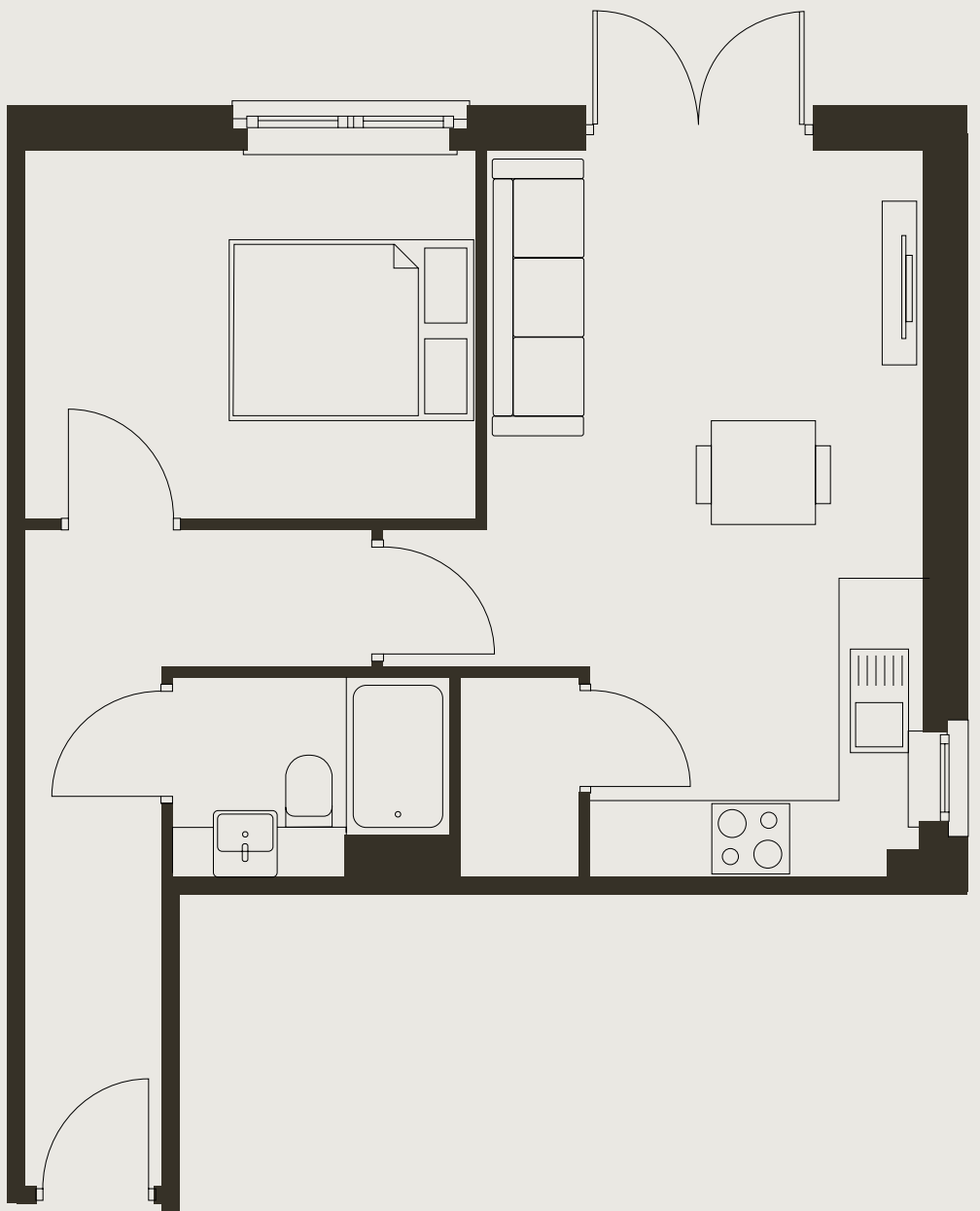


Living / Dining / Kitchen	28.1 sqm
Bedroom	15.4 sqm
Bathroom	3.4 sqm
<b>TOTAL</b>	<b>55.1 sqm</b>

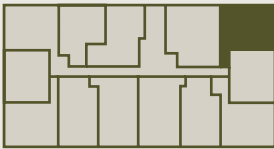


# APARTMENT 5

GROUND FLOOR  
ONE BEDROOM



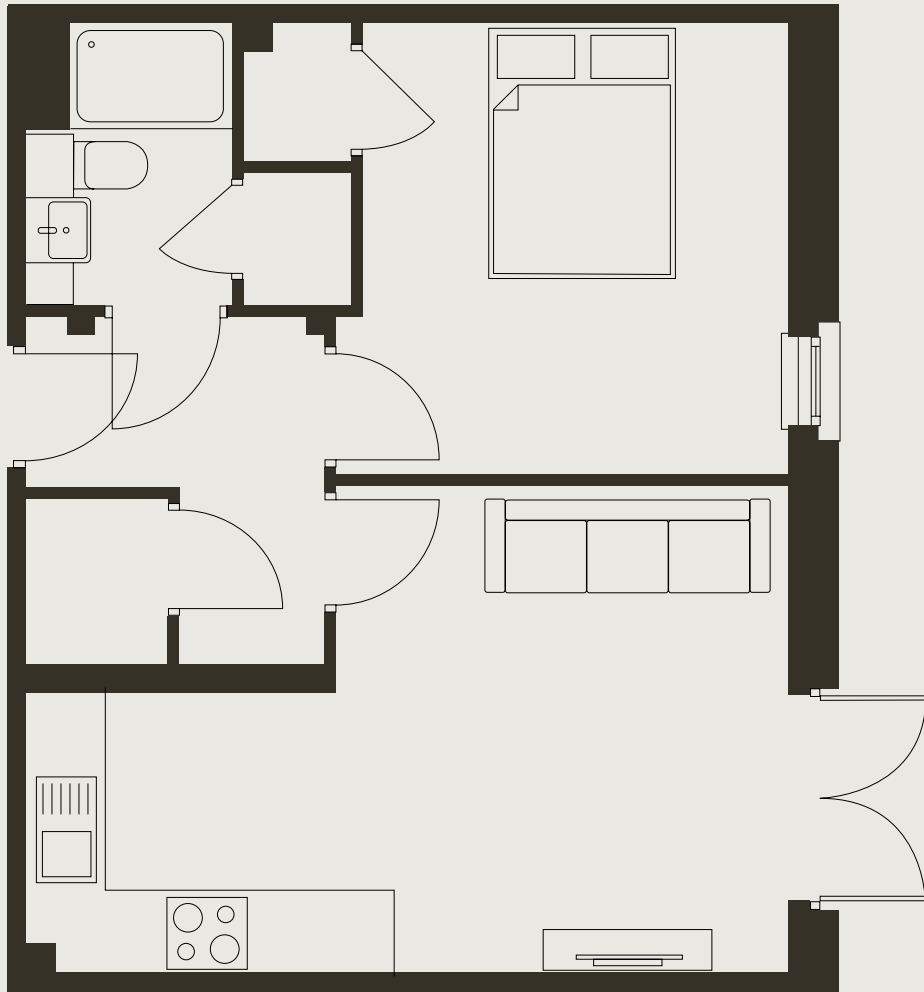
Living / Dining / Kitchen	18.3 sqm
Bedroom	9.9 sqm
Bathroom	3.3 sqm
<b>TOTAL</b>	<b>41.3 sqm</b>



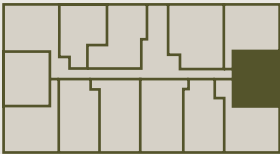


# APARTMENT 6

GROUND FLOOR  
ONE BEDROOM

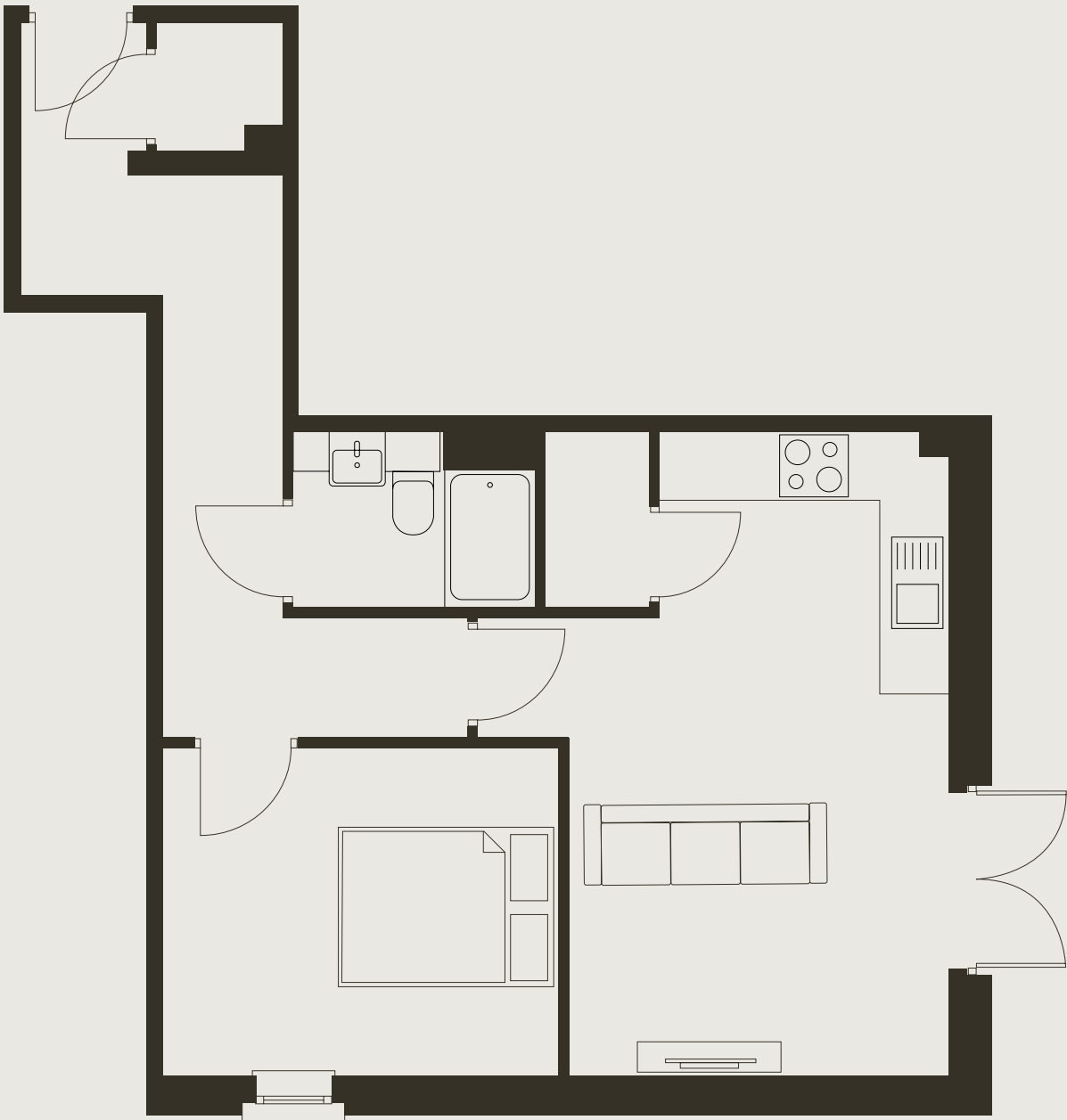


Living / Dining / Kitchen	17.4 sqm
Bedroom	11.1 sqm
Bathroom	3.3 sqm
TOTAL	41 sqm

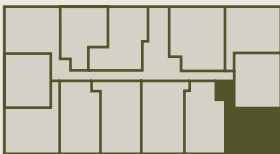


# APARTMENT 7

GROUND FLOOR  
ONE BEDROOM



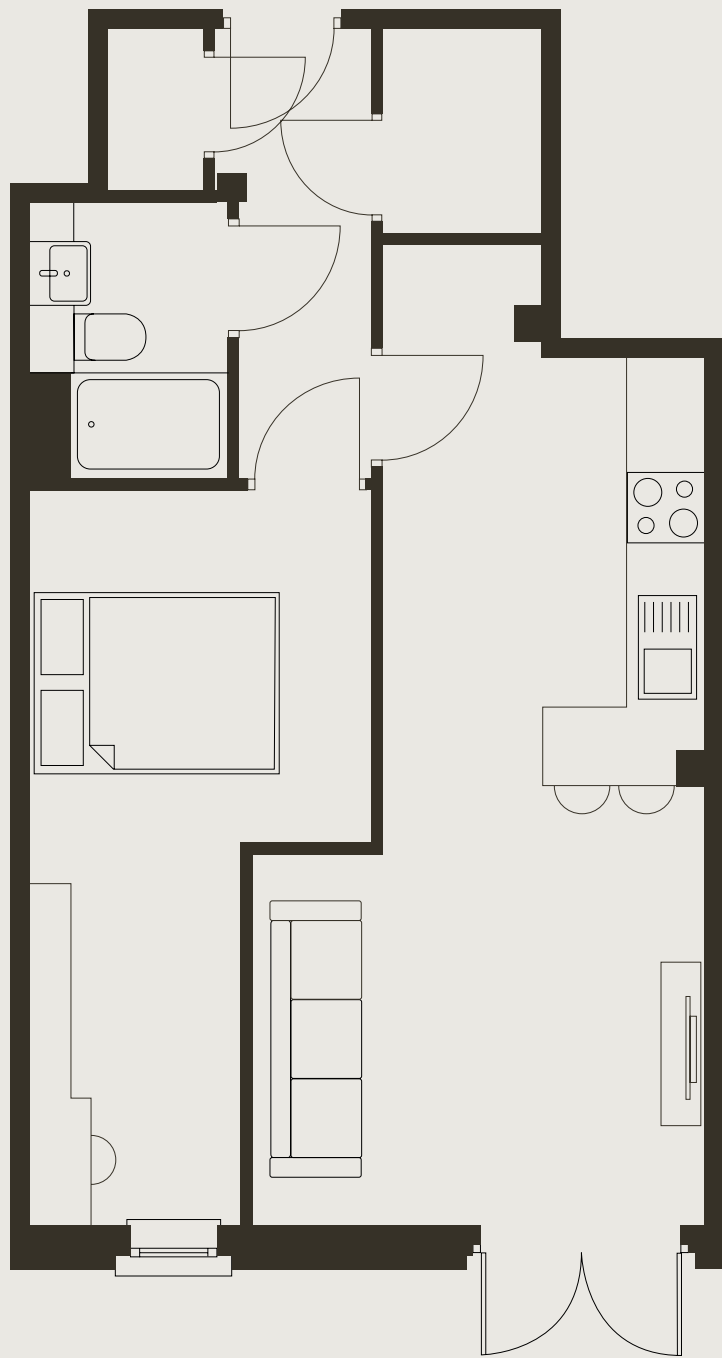
Living / Dining / Kitchen	18.4 sqm
Bedroom	10 sqm
Bathroom	3.3 sqm
TOTAL	45.8 sqm



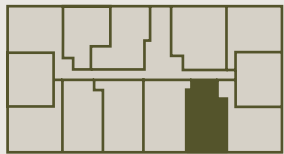


# APARTMENT 8

GROUND FLOOR  
ONE BEDROOM

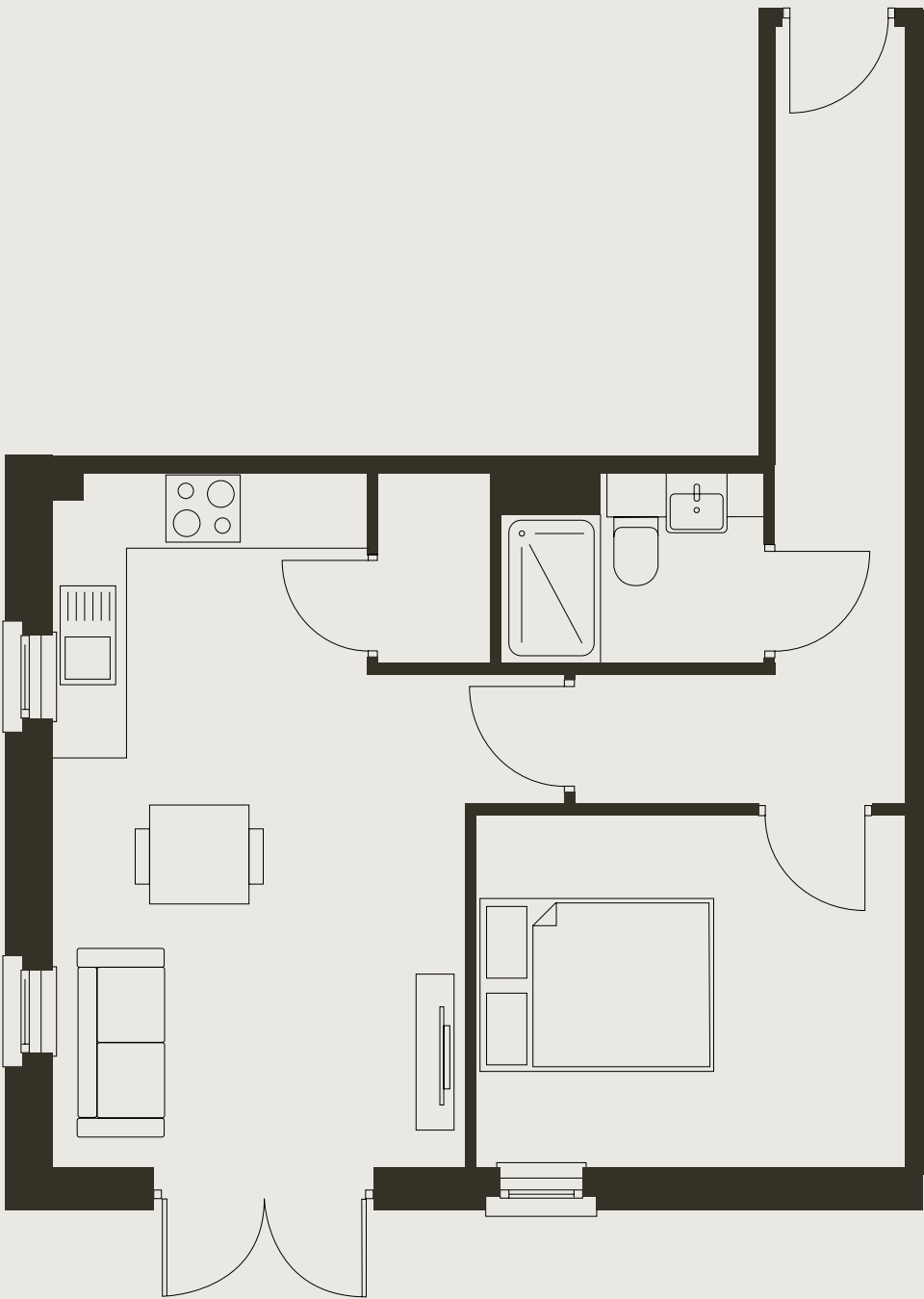


Living / Dining / Kitchen	20.6 sqm
Bedroom	12 sqm
Bathroom	3.3 sqm
TOTAL	44.2 sqm

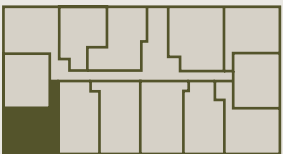


# APARTMENT 12

GROUND FLOOR  
ONE BEDROOM



Living / Dining / Kitchen	18.3 sqm
Bedroom	9.9 sqm
Bathroom	3.3 sqm
TOTAL	42.6 sqm



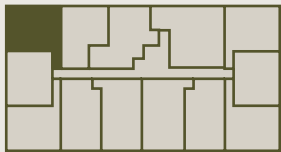


# APARTMENT 14

FIRST FLOOR  
ONE BEDROOM

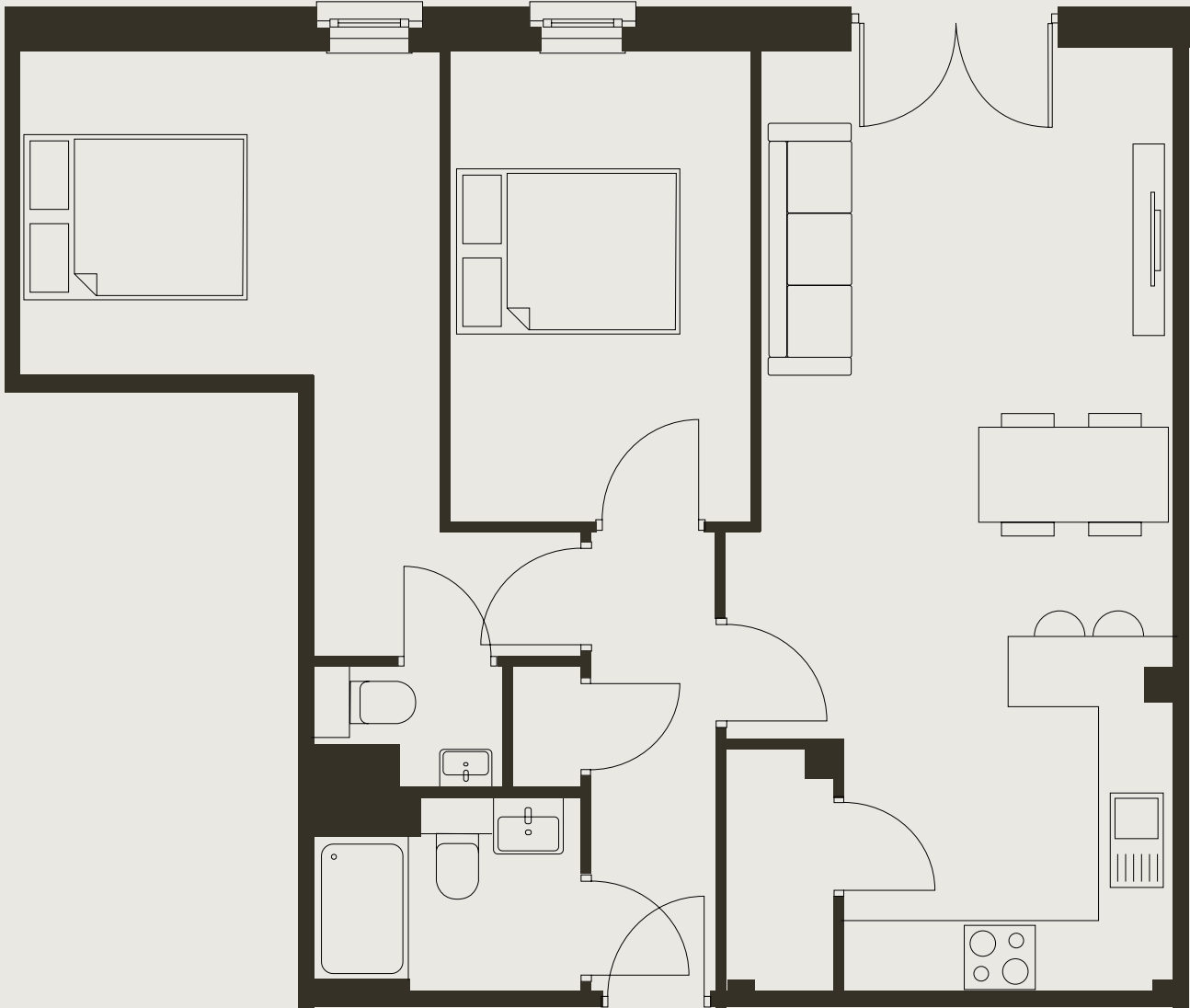


Living / Dining / Kitchen	18.4 sqm
Bedroom	10 sqm
Bathroom	3.3 sqm
TOTAL	41.4 sqm

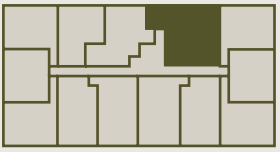


# APARTMENT 17

FIRST FLOOR  
TWO BEDROOMS



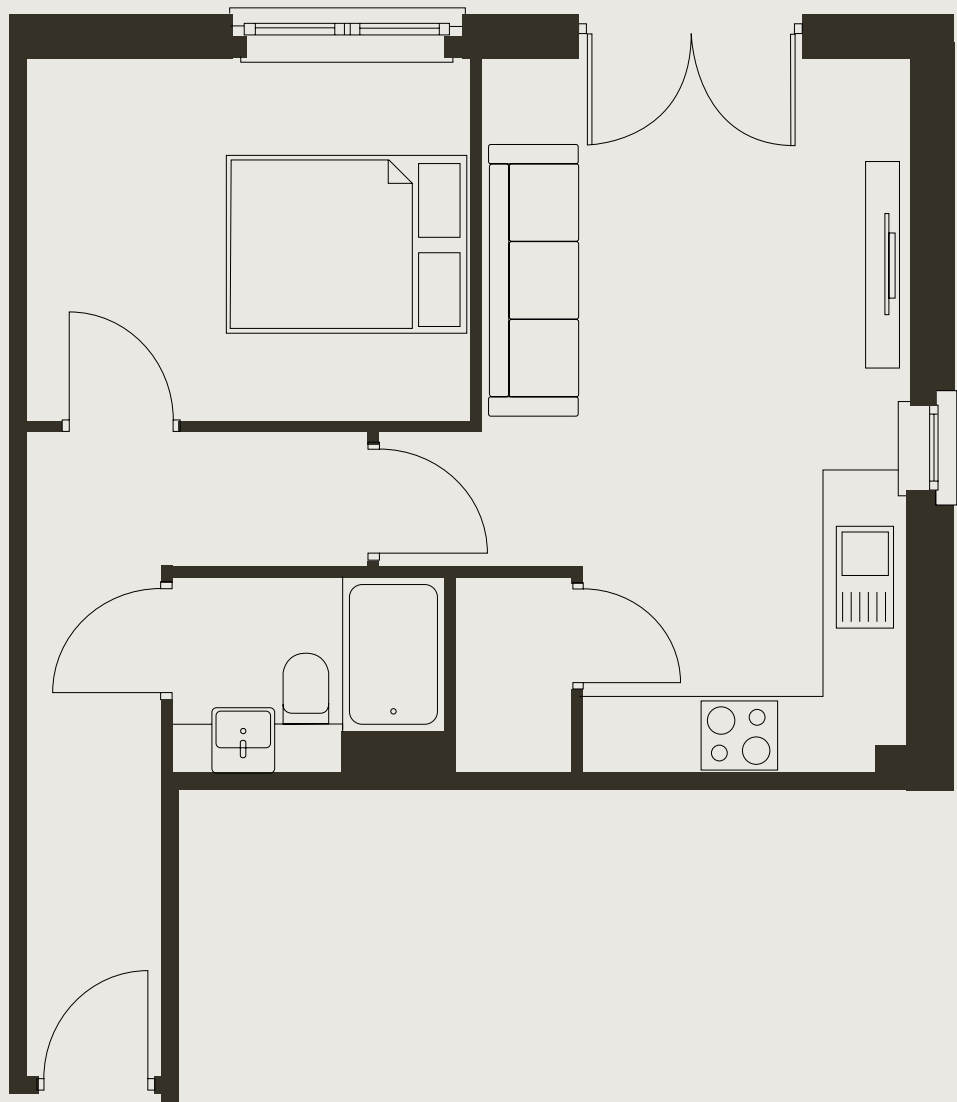
Living / Dining / Kitchen	26.9 sqm
Bedroom 1	13.7 sqm
Bedroom 2	10.2 sqm
Bathroom	3.7 sqm
TOTAL	65 sqm



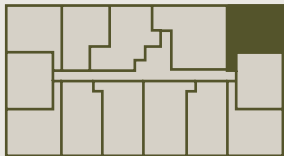


# APARTMENT 18

FIRST FLOOR  
ONE BEDROOM

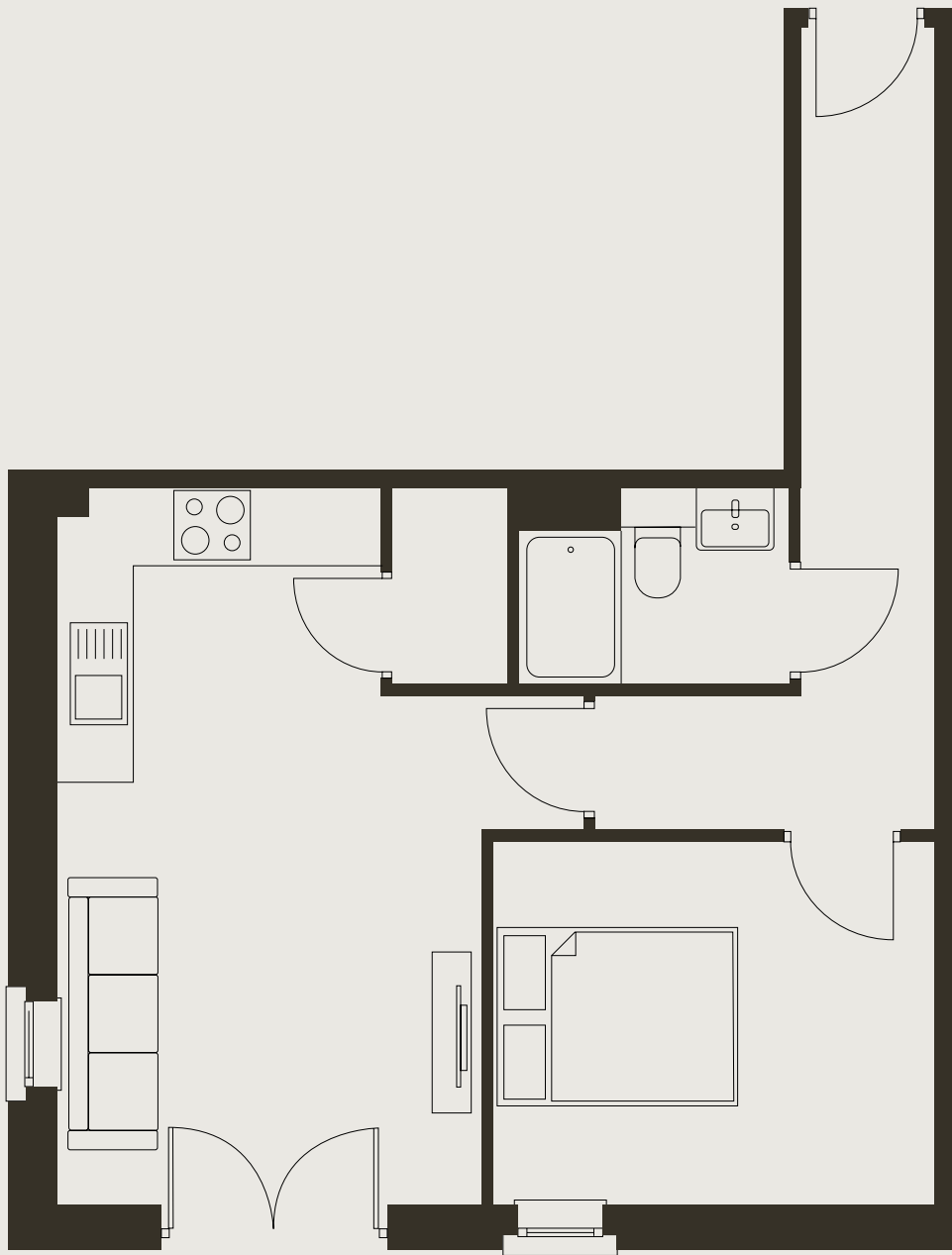


Living / Dining / Kitchen	18.3 sqm
Bedroom	9.9 sqm
Bathroom	3.3 sqm
TOTAL	41.3 sqm

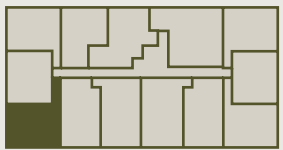


# APARTMENT 25

FIRST FLOOR  
ONE BEDROOM



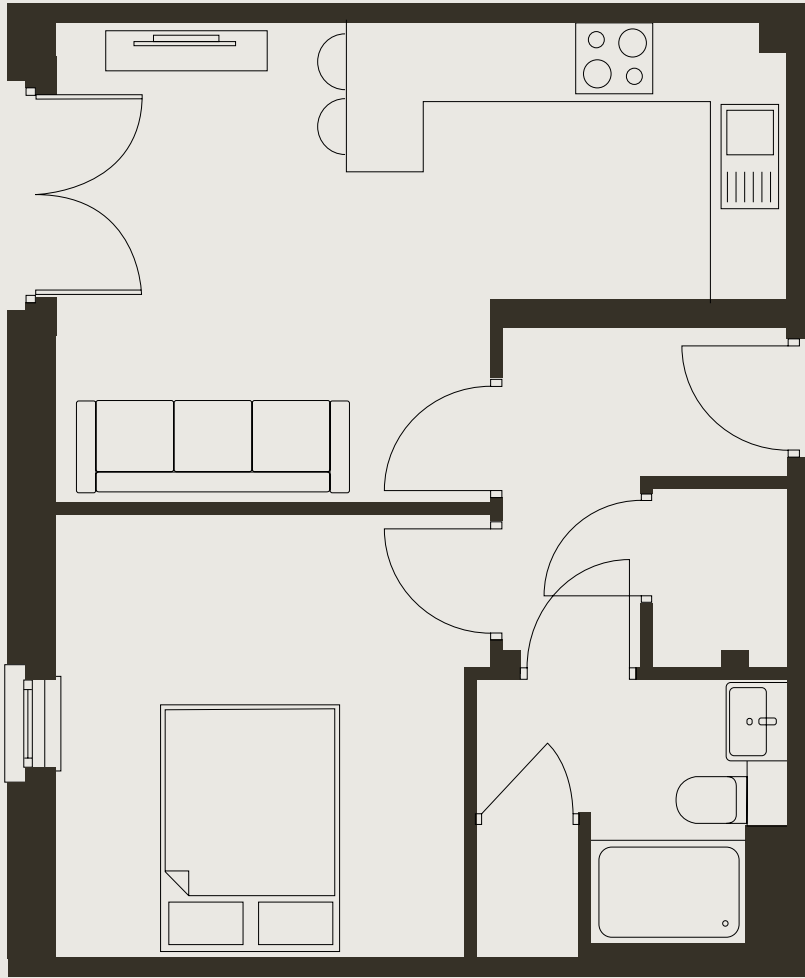
Living / Dining / Kitchen	18.3 sqm
Bedroom	9.9 sqm
Bathroom	3.3 sqm
TOTAL	42.6 sqm



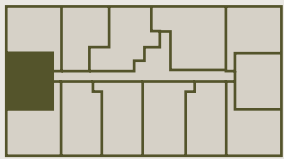


# APARTMENT 26

FIRST FLOOR  
ONE BEDROOM



Living / Dining / Kitchen	17.7 sqm
Bedroom	11.1 sqm
Bathroom	4.2 sqm
TOTAL	41 sqm







# SPECIFICATIONS

## GENERAL

Premium wood-effect Karndean LVT flooring to kitchens, hallways, and living areas

High-quality Abingdon carpets to bedrooms

Oak five-panel internal doors with matt black ironmongery

Contemporary neutral palette throughout

## KITCHENS

Bespoke Magnet kitchens with individually designed layouts

Soft-close cabinetry with slimline matt black handles

High-quality Delaware stone-effect laminate worktops with matching upstands

Built-in stainless steel oven, ceramic glass electric hob, and integrated extractor hood

Full-height cupboard housing integrated fridge freezer

Matt black monobloc mixer tap

USB power sockets in matte black finish

## BATHROOMS

Porcelain tiled floors and wet areas

Contemporary matt black fittings and finishes

White sanitaryware with concealed cistern and dual-flush plate

Backlit LED mirror with demister

## ELECTRICAL & LIGHTING

Energy-efficient ceiling downlights throughout

Pendant lighting to bedrooms

Full Fibre to the Premises (FTTP) broadband and telephone point

White electrical sockets throughout, with USB charging points in main living areas

## SAFETY & SECURITY

Secure entry system with video intercom linked to main entrance

Mains-powered fire alarm system

Outdoor lighting to communal areas

Secure cycle storage

10-year build warranty

## BALCONIES & TERRACES

Sliding doors to all Juliet balconies

Private terraces (where applicable), accessed via patio doors







# FOR SALES ENQUIRIES

0117 946 9838

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[forestapartments.co.uk](http://forestapartments.co.uk)



## DISCLAIMER:

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