



**CHURCH
HOUSE**

FILTON | BS34

WELCOME TO CHURCH HOUSE

**An Exclusive Development
of 34 High Quality One and
Two-Bedroom Apartments**



0117 946 9838



NEWHOMES@OCEANHOME.CO.UK



INTRODUCING

CHURCH HOUSE

*Comprising of 34 Quality One- and Two-Bedroom
Apartments With Allocated Parking*

Situated in the heart of North Bristol across from the lush greenery of Elm Park and among Bristol's major aerospace & advanced engineering companies sits Church House.

Located just off the A38, Church House is well-connected to most parts of the city & country via M4/M5 motorways along with train stations & bus stops within easy reach.



ABOUT

NORTH BRISTOL



- Stand up close to Concorde at Aerospace Bristol.
- Fulfil all your shopping needs at The Mall, Cribbs Causeway.
- Meet the best of wildlife animals and creatures at Bristol Zoo Project.
- Experience the joys of surfing at The Wave.

The best things to do in North Bristol are just minutes away from your new home.



LOCATION

BRISTOL

Known as the gateway to the Southwest, Bristol is an increasingly popular place to relocate. Bristol offers a quieter pace of life than many other cities whilst still having plenty of things to do - with good travel links to London, excellent universities and a wealth of independent restaurants, culture and art, Bristol has a lot to offer.

Bristol is the UK's first Cycling City which is a symbol of the city's status as one of Europe's most bike-friendly destinations, catering for every cyclist. There are countryside trails for peaceful excursions, challenging mountain biking routes, and an extensive network of city centre cycle routes for commuters.



BRISTOL



FILTON

Bristol's modern economy is built on creative media, technology, electronics and aerospace engineering industries. Filton is home to BAE Systems, Airbus, GKN, Rolls-Royce and MBDA which are all located around the former Filton Aerodrome making Church House the ideal location for any engineering professional to call home.

And it's not just engineering which makes Filton so appealing. Many well-known places of employment are nearby including the MOD, UWE, Southmead Hospital and Royal Mail to name a few making this an ideal home for local people or indeed an investment opportunity for landlords hoping to appeal to the many young professionals seeking rental properties in this location.

**NORTH BRISTOL IS
KNOWN GLOBALLY
FOR ITS
REVOLUTIONARY
SPIRIT OF PEOPLE
THAT CHANGED THE
WORLD IN DESIGN,
INNOVATION AND
TECHNOLOGY.**

HIGH QUALITY DESIGN

Design has been paramount with stylish, neutral palettes being applied in the décor of the scheme and quality flooring is included throughout the new homes.

Stunning, high-quality kitchens have been provided with integrated appliances and stylish worktops / upstands as standard creating the ideal space for entertaining friends and family.

Contemporary white bathroom suites with chrome fixtures and fittings make a statement against the porcelain tiles and each bathroom has been fitted with sleek under basin vanity drawers along with a niche in the shower area to maximise storage.

Boasting high specification throughout, fully integrated kitchens and a 10 Year New Homes Warranty, these new apartments make an ideal first home or low maintenance buy to let investment.

AMENITIES

- Video Entry System
- Lift
- Secure Cycle Store
- Parking



DESIGN

SPECIFICATION

KITCHEN

- Lamona Integrated Appliances
- Marble Effect Worktops and Upstands

BATHROOM

- Sanitaryware by Easy Bathrooms
- Stove White Matt Porcelain Tiles to Walls and Floors
- Chrome Electric Towel Rail

WARRANTY PROVIDER

- ADVANTAGE 10 Year Warranty

INTERIOR

- Karndean Lampione Wood Effect LVT Flooring
- Grey Carpets in Bedrooms
- White Electric Panel Radiators
- Dulux Dusted Moss Throughout
- Linear Smooth Internal Doors Throughout

OTHER

- Sky Q & Glass enabled.
- FTTP Broadband
- Lease Length: 999 Years



GROUND FLOOR PLAN



GROUND FLOOR	SQ M	SQ FT
Apartment 1	39.1	420.87
Apartment 2	37.9	407.95
Apartment 3	45.8	492.99
Apartment 4	39.1	420.87
Apartment 5	37.1	399.34
Apartment 6	63.5	683.51
Apartment 7	43.8	471.46
Apartment 8	37.8	406.88
Apartment 9	37.6	404.72

PLANS

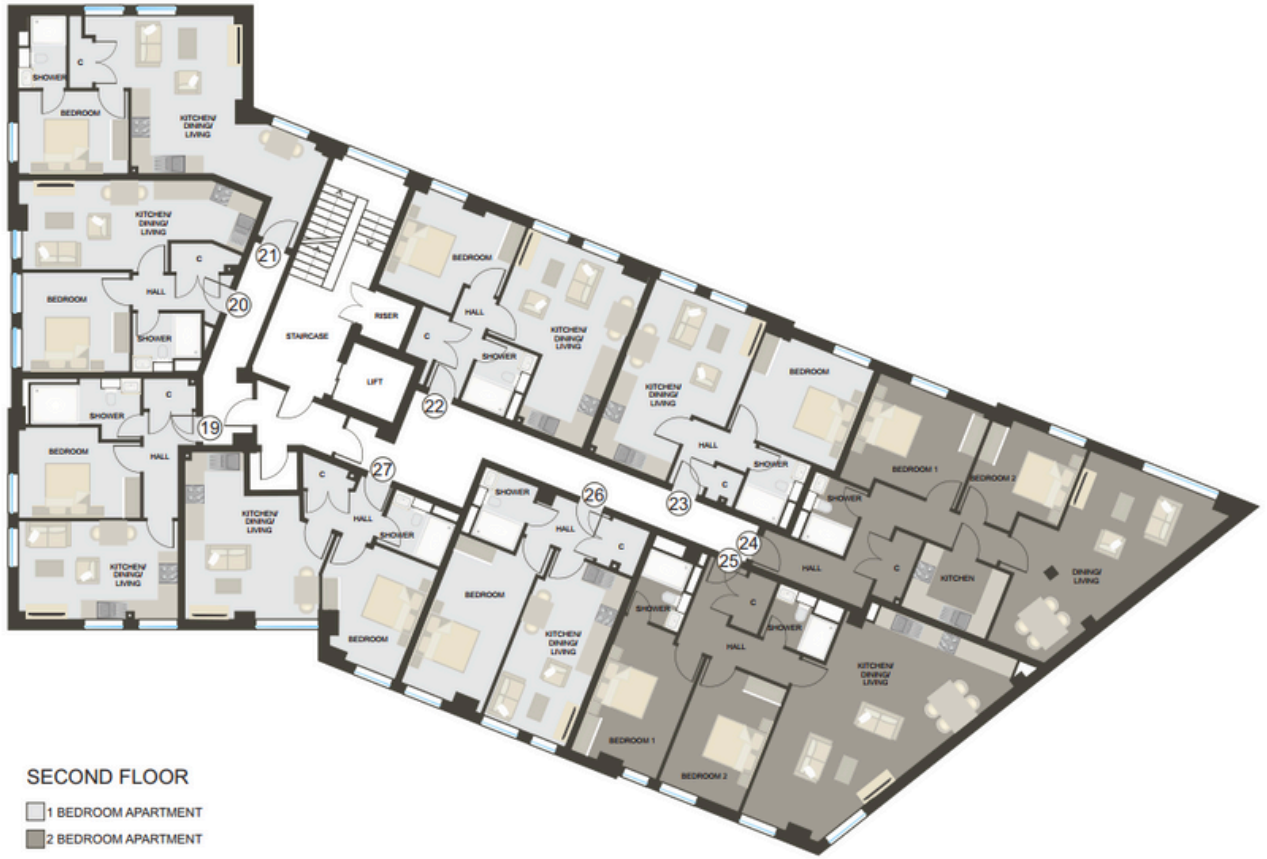
FIRST FLOOR PLAN



FIRST FLOOR	SQ M	SQ FT
Apartment 10	36.5	392.88
Apartment 11	37.6	404.72
Apartment 12	38.3	412.26
Apartment 13	38.5	414.41
Apartment 14	38.8	417.64
Apartment 15	67.7	728.72
Apartment 16	71.7	771.77
Apartment 17	37.6	404.72
Apartment 18	36.9	397.19

PLANS

SECOND FLOOR PLAN



SECOND FLOOR	SQ M	SQ FT
Apartment 19	36.5	392.88
Apartment 20	37.5	403.65
Apartment 21	38.3	412.26
Apartment 22	38.6	415.49
Apartment 23	38.8	417.64
Apartment 24	67.7	728.72
Apartment 25	71.9	773.92
Apartment 26	37.6	404.72
Apartment 27	37	398.26

PLANS

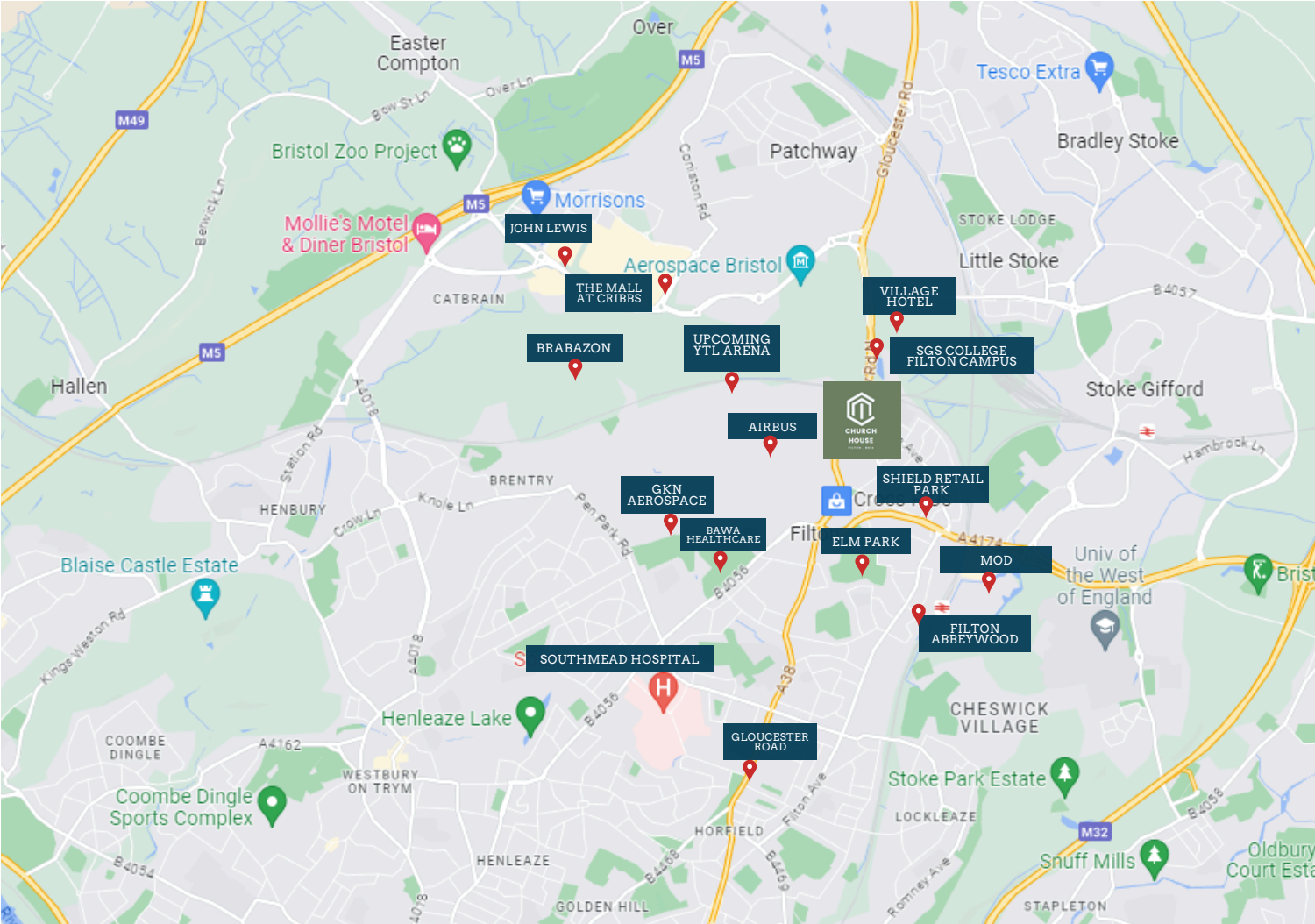
THIRD FLOOR PLAN



THIRD FLOOR	SQ M	SQ FT
Apartment 28	36.5	392.88
Apartment 29	37.4	402.57
Apartment 30	38.4	413.33
Apartment 31	39.1	420.87
Apartment 32	39	419.79
Apartment 33	37.6	404.72
Apartment 34	36.8	396.11

PLANS

LOCATION MAP



SHIELD RETAIL PARK 0.1M
AIR BALLOON PUB 0.3M
FILTON ABBEYWOOD RETAIL PARK 0.8M



ELM PARK 0.2M
RIVER TRYM 1.1M
BRISTOL ZOO PROJECT 3.9M



FILTON ABBEYWOOD TRAIN STATION 0.7M
BRABAZON TRAIN STATION (2025) 1.3M
STOKE GIFFORD 1.9M



CHURCH VIEW SHOPS ON YOUR DOORSTEP
SHIELD RETAIL PARK 0.1M
LIDL 1.7M
THE MALL AT CRIBBS CAUSEWAY 2.6M



FILTON CHURCH 0.2M
STATION ROAD 0.3M
CRIBBS CAUSEWAY BUS STATION 2.3M



BAWA HEALTHCARE & LEISURE 1M
FILTON GOLF CLUB 0.8M
VILLAGE GYM 1.2M
THE WAVE 4.7M



A38 427FT
A4174 0.4M
M32 2.4M
M4 3M
M5 3M



AIRBUS 0.2M
GKN 0.4M
UWE 1.5M
ROYAL MAIL 1.6M
ROLLS ROYCE 1.6M



BRISTOL AIRPORT 12.5M



STOKE GIFFORD MEDICAL CENTRE 1.3M
SOUTHMEAD HOSPITAL 1.4M



CHURCH
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ocean
new homes

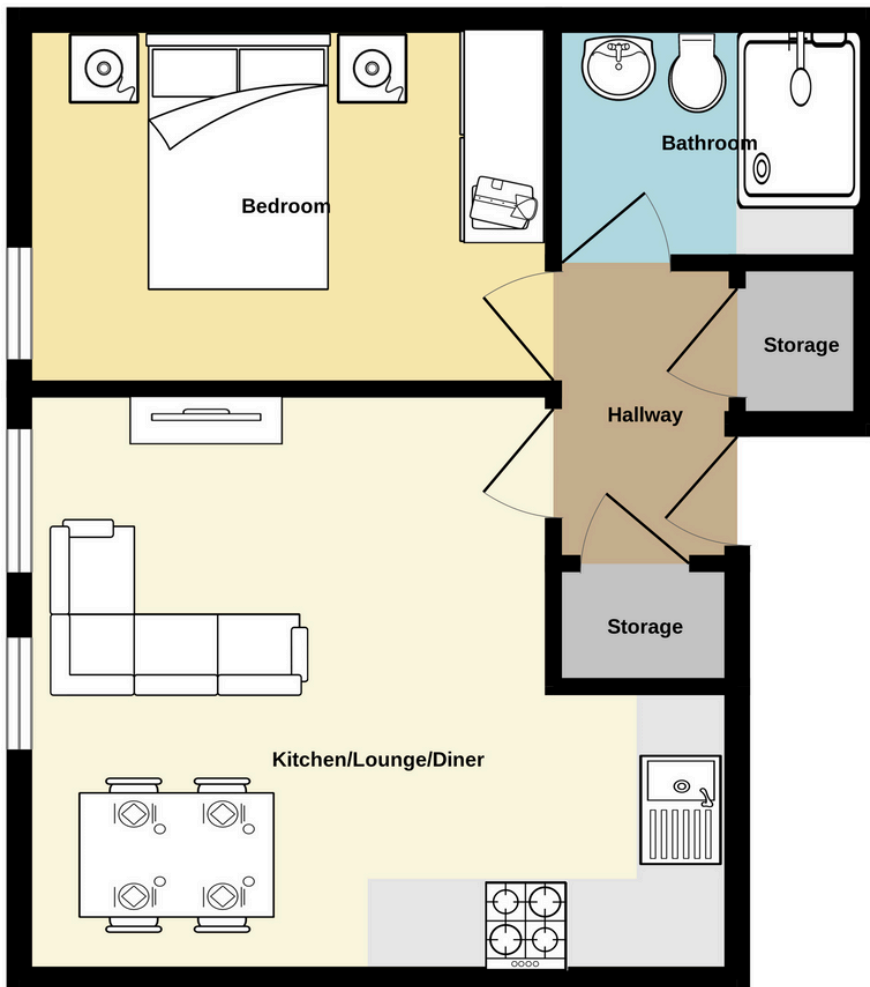
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Please note: These particulars have been prepared for prospective purchasers, and all information within this brochure including the illustrations and computer generated images of the buildings including external spaces are for guidance only. It is confirmed that this brochure cannot form part of the contract in full or part of warranty. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements are approximate and are maximum dimensions. CGIs are indicative only and may not represent exactly the final appearance of the scheme. Steadfast Developments Ltd reserves the right to change the specification, internal layouts or amend the information given in this brochure at any time.

**1 BEDROOM APARTMENT
1 BATHROOM
GROUND FLOOR
PARKING INCLUDED
£195,000**

Ground Floor
390 sq.ft. (36.3 sq.m.) approx.



PLANS

TOTAL FLOOR AREA : 390 sq.ft. (36.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**1 BEDROOM APARTMENT
DUAL ASPECT W JULIET BALCONY
1 BATHROOM
GROUND FLOOR
PARKING INCLUDED
£220,000**

Ground Floor
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.
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PLANS

**2 BEDROOM APARTMENT
SPACIOUS TERRACE
1 BATHROOM
GROUND FLOOR
PARKING INCLUDED
£270,000**

Ground Floor
595 sq.ft. (55.3 sq.m.) approx.



PLANS

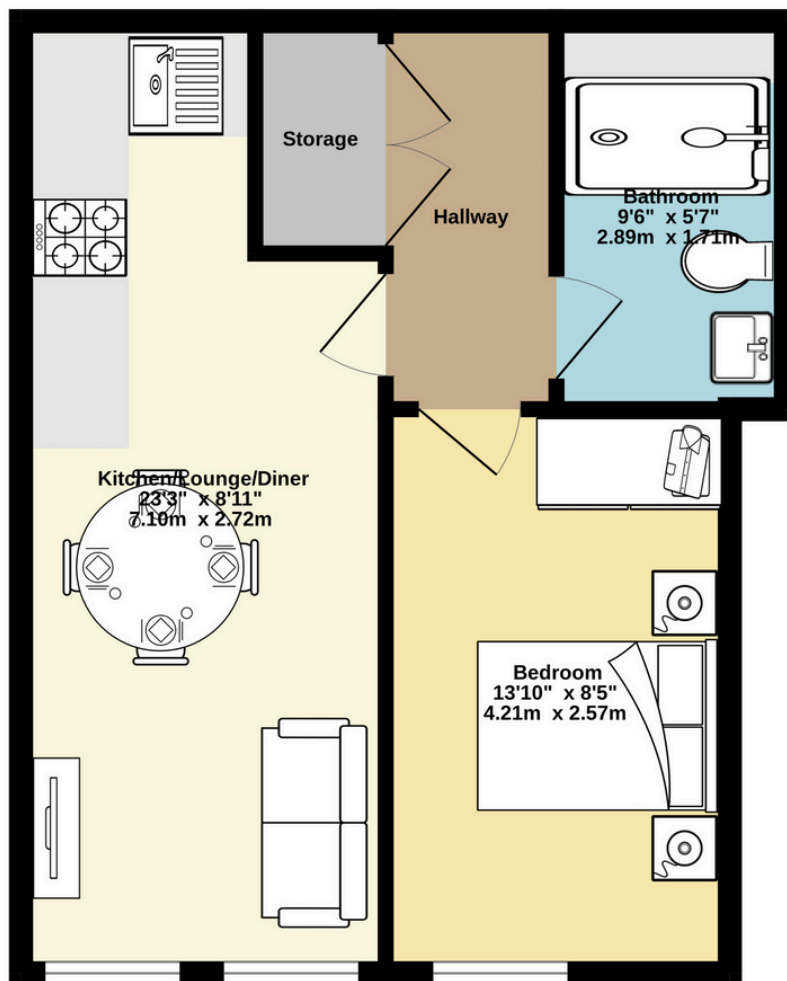
TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

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1 BEDROOM APARTMENT
1 BATHROOM
GROUND FLOOR
PARKING INCLUDED
£195,000

Ground Floor
417 sq.ft. (38.8 sq.m.) approx.



PLANS

TOTAL FLOOR AREA : 417 sq.ft. (38.8 sq.m.) approx.

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