



The Leigh, Lions Building River Gateway, Ashton, Bristol, BS3 2JX

River Gateway occupies one of the most desirable positions in Bristol, facing out towards the iconic Avon Gorge and Clifton Suspension Bridge. It is on the edge of Ashton, skirting the feet of Leigh Woods and Ashton Court just beyond Bedminster Cricket Club which has one of the most dramatic settings for a playing field in the country at the mouth of The Avon Gorge.

The one bedroom apartments here start at just £299,995 and include a parking space, an EV charger, balcony and lovely open living space. Built to a high quality with traditional masonry, cavity construction and with a 10year NHBC warranty so a quality product that you can rely on.

Now available to reserve and ready for occupation soon, contact us today to find out more.

- Balcony
- 1 parking space and EV charging point
- 10 year NHBC warranty
- Flooring package included
- 999 year leasehold
- Indicative EPC C

The Development

River Gateway occupies one of best positions in Bristol looking out over the Avon Gorge, not far from the historical end of Bristol Harbourside and just a short walk up the hill into Clifton. These one and two bedroom apartments are now available to reserve and will shortly be completed. With balconies, parking, EV chargers, a superb finish and a developer with an excellent reputation for building some of the most significant schemes in the city, this is your opportunity to own a one bedroom apartment for just £275,000 in a very enviable location.

Location

River Gateway is perfectly positioned for Bristol workers, professionals and downsizers seeking quality and convenience. Whether you're looking to step onto the property ladder or find a more manageable home without compromising on location, these apartments offer exceptional value in one of Bristol's most sought-after areas.

Each new build apartment features open-plan living spaces, private balconies and contemporary specifications throughout. The development includes bike storage for easy cycling into the city, and select apartments enjoy stunning views of the iconic Clifton Suspension Bridge. With air source heat pump district heating, these homes are designed to lower your carbon footprint while keeping running costs manageable.

You'll love the location, with Bristol city centre just a 30-minute walk away and direct access to the beautiful Ashton Court Estate right on your doorstep. The development features a large central open space with green areas and play facilities, creating a welcoming community atmosphere.

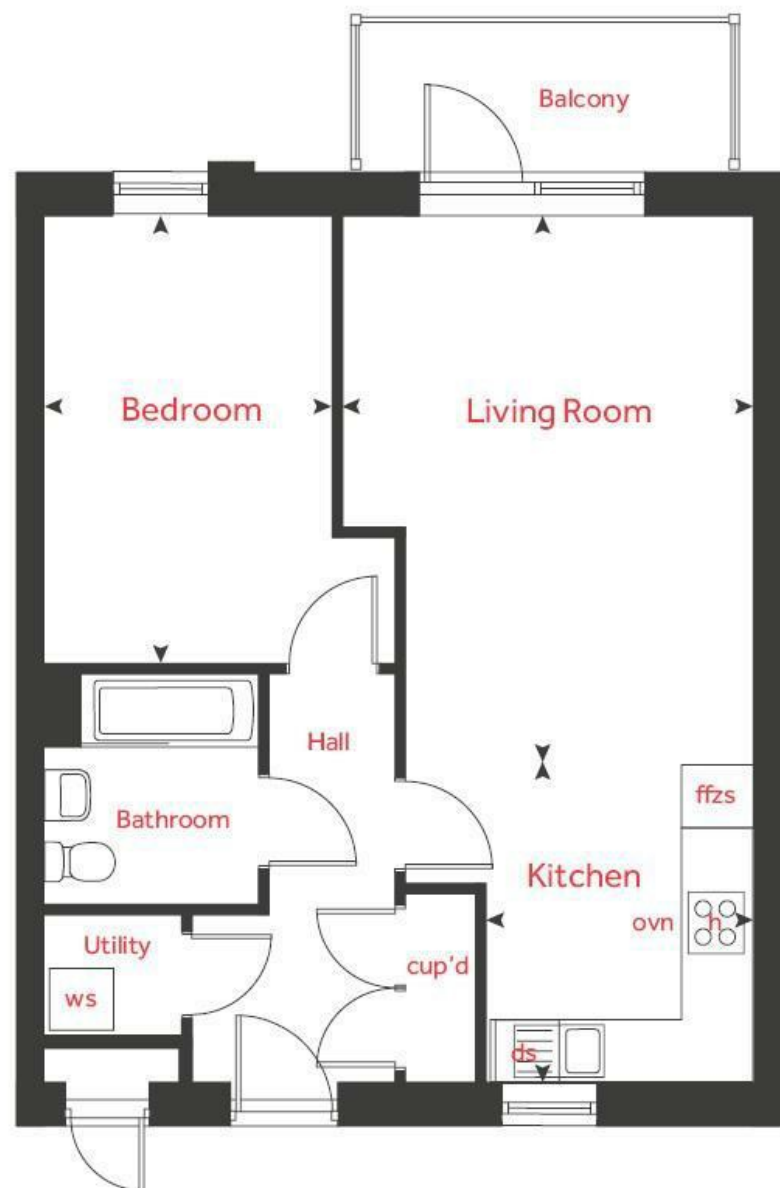
Other Information

- Flooring package included
- Low cost energy efficient homes
- Balcony
- EV charging point
- Open plan kitchen, dining and sitting room
- Masonry Cavity Construction
- Warranty provider NHBC
- Est. estate charge £269 pa
- Est. service charge £1049 pa
- Leasehold length 999 years
- Indicative EPC C
- Please note that some of the images are CGIs



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Homes





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