

Riverside House

BRISTOL BS1

WELSH BACK



Castle Park

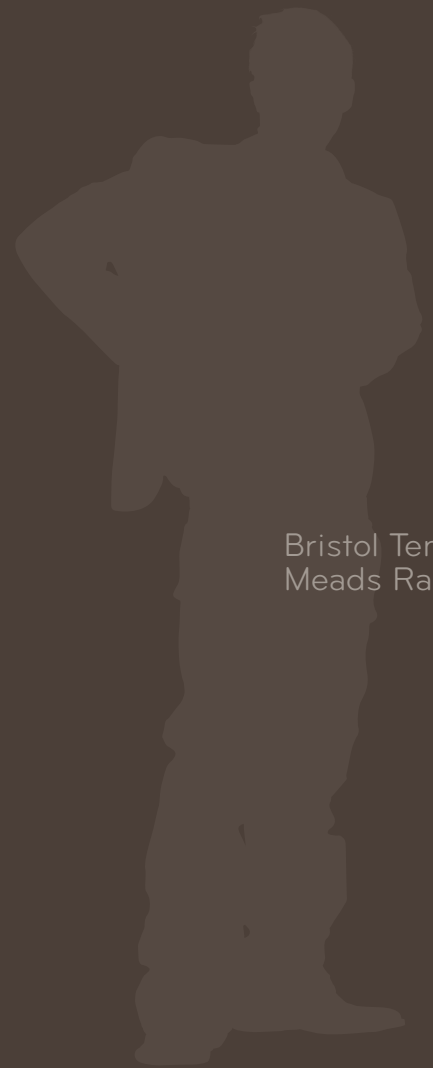
Bristol Old Vic

**Riverside
House**



Floating
Harbour

Bristol Temple
Meads Rail



riversidehouse-bs1.com

Riverside House is a community of just 14, 2-bed flats that take modern living to the next level.

Located neatly in between Bristol's buzzy west-end and the picturesque waterfront of the river Avon, these stunning contemporary apartments offer stylish accommodation at affordable prices.

Architecturally aware and beautifully finished, every detail from start to finish is perfectly planned to ensure a luxurious, yet convenient environment.

Riverside House
BRISTOL BS1



Millennium Square
13 minutes

Temple Meads
12 minutes



Redcliffe
7 minutes

Arncliffe
1 minute



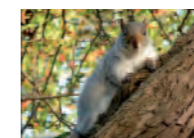
Riverside House 

Queen Square
2 minutes



Castle Park
8 minutes

Cabot Circus
14 minutes



Brandon Hill Nature Park
16 minutes

Brunel's ss Great Britain
14 minutes



Riverside House
BRISTOL BS1



14 Two Bed Apartments, including 4 duplexes



SPECIFICATION



GENERAL

- 250 year lease to all apartments
- 10 year Guarantee (BLP)
- Passenger lift to apartments
- Fitted wardrobes to most principal bedrooms
- Independent gas boilers to each apartment.

KITCHENS & BATHROOMS

- High gloss contemporary kitchens
- Fully fitted with granite surfaces
- Sink unit (under mounted) with mixer tap
- Glass / mirror splash backs
- Stainless steel appliances; oven, hob and extractor
- Integrated appliances; dishwasher and fridge freezer
- Washer / dryer in service cupboard.

BATHROOMS

- Separate shower unit in en suite with glass enclosure
- Tile and ceramic floor finishes
- Shaver socket
- Heated towel rail.

FLOORING

- Hardwood oak flooring throughout main living and entrance space
- Ceramic tile finish in bathrooms
- Carpet to bedrooms.

ELECTRICAL

- Recess lighting
- Video entry system
- TV and telephone living and bedrooms
- Pre wired to accept Virgin Media.

DETAILED DESIGN

- In light of our sustainability policy the following measures have been implemented
- Thicker walls and roofs to allow for increased U-values in excess of current regulations
- Draught lobbies to dwellings to reduce heat losses
- Maximised light and space to allow for more daylight and less electricity
- Recycling points for ease of use
- Bicycle storage.



Modernity, functionality and aesthetics are key features for Riverside House, both externally and inside.

Superbly finished and specified, the neutral palette provides a simple backdrop for your personal touches, whilst the high-end appliances, fixtures and fittings add a touch of sophistication and a premium finish.



Riverside House
BRISTOL BS1

LOCATION

This fabulous location is amongst good company; immediate neighbours include the historic and charming Queens Square, the Old Vic Theatre and the Waterfront.

The popular west-end destinations of Park Street and Queens Road are a short walk away, where you can find an abundance of tempting shops, restaurants, cafes and bars. Here, you will also find Cabot Circus shopping centre and the famous Hippodrome Theatre.

Furthermore, Bristol is steeped in culture and architecture. Landmarks not to be missed include the Cathedral, Suspension Bridge and Castle Park.

Cultured & cosmopolitan living

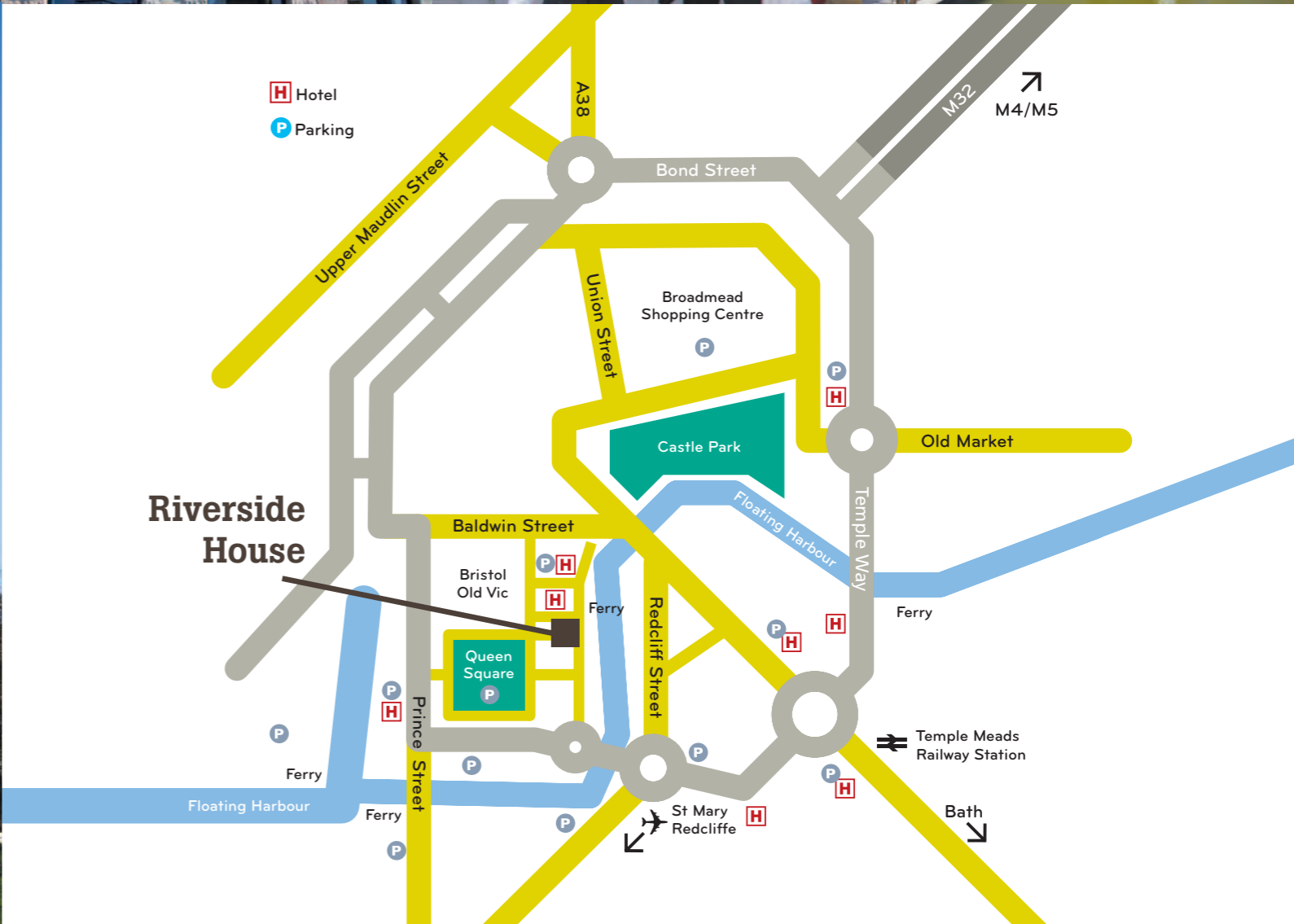
RAIL Temple Meads is Bristol's oldest and busiest station. Regular trains travel throughout the country, to destinations including Bath, London Paddington (1hr40), Birmingham, Cardiff, Exeter and Penzance.

ROADS Bristol is located at the intersection of the M4 and M5, just two hours from London, the Midlands and Cornwall and just half an hour from Cardiff and Newport. Once in the city centre, there are many parking facilities.

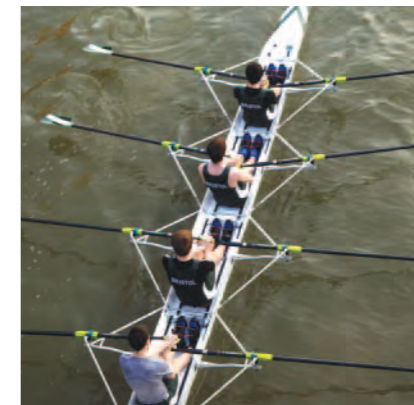
BIKES Bristol has cycle routes on almost all its major roads. It was named the UK's first Cycling City, meaning its super bike-friendly and there are plenty of places to lock up your bike, too.

AIRPORTS Bristol International is located 8 miles south of Bristol City Centre. Public transportation to and from the airport is reliable and frequent with regular coaches available to and from the city centre.

Well connected



Places to go, people to see



Relax and enjoy

THE SHAKESPEARE TAVERN ❶

This 17th Century pub is situated just by the dockside. The traditional fare and selection of award-winning Ales comes highly recommended amongst locals.

BRUNEL'S SS GREAT BRITAIN ❷

Beautifully salvaged, this stunning ship is an almighty piece of Bristol's historical heritage. It's dazzling detail can only truly be admired up close.

MILLENIUM SQUARE ❸

This public square is part of a 450 million pound rejuvenation of the city's harbourside. Home to some permanent art installations, however, look out for pop-up festivals and markets.

REDCLIFFE ❹

Home to the spectacular Church of St. Mary Redcliffe, this area is part of the Bristol harbour's skyline. Visits to the Redcliffe caves are also available for explorers.

TEMPLE MEADS STATION ❶

Bristol's oldest and largest railway station supports both local services plus fast links to destinations such as London, Cardiff, Southampton, Portsmouth and Weymouth.

CAFE CULTURE ❷

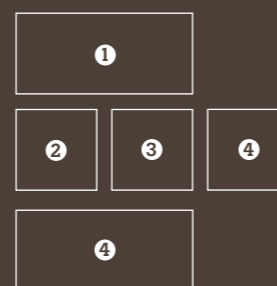
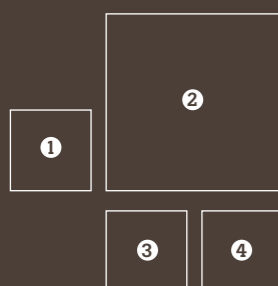
Bristol is in no shortage of coffee stops. Drop by one of its many cool cafes for your morning caffeine fix or simply spend a lazy Sunday relaxing outside one.

ROWING IN BRISTOL ❸

Rowing and sculling have been an active pastime in Bristol for many years. Keen rowers should head for the City of Bristol Rowing Club, while spectators can enjoy the awesome views.

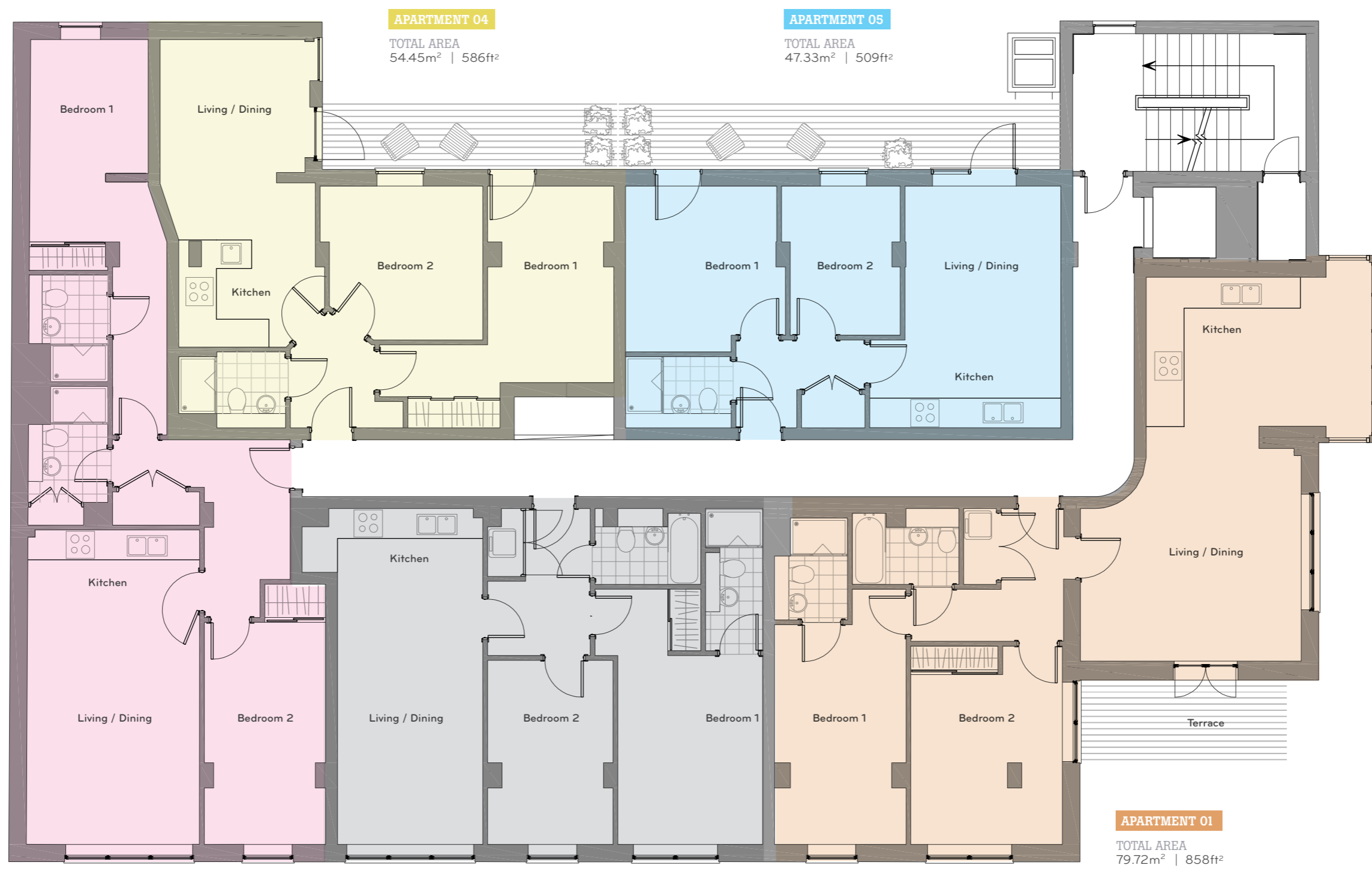
BRISTOL CITY CENTRE ❹

Home to the famous Hippodrome Theatre, the Cabot Circus centre, museums, galleries, bars and shops, Bristol's West-End is a hive of activity all year-round and can be easily discovered on foot.



Second floor: Apartments 1, 2, 3, 4 & 5

Welsh Back



APARTMENT 03

TOTAL AREA
74.07m² | 797ft²

APARTMENT 04

TOTAL AREA
54.45m² | 586ft²

APARTMENT 05

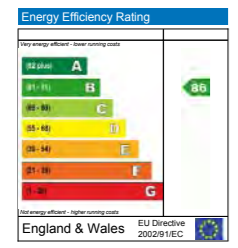
TOTAL AREA
47.33m² | 509ft²

APARTMENT 02

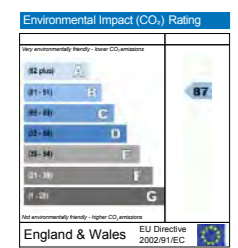
TOTAL AREA
64.19m² | 691ft²

APARTMENT 01

TOTAL AREA
79.72m² | 858ft²



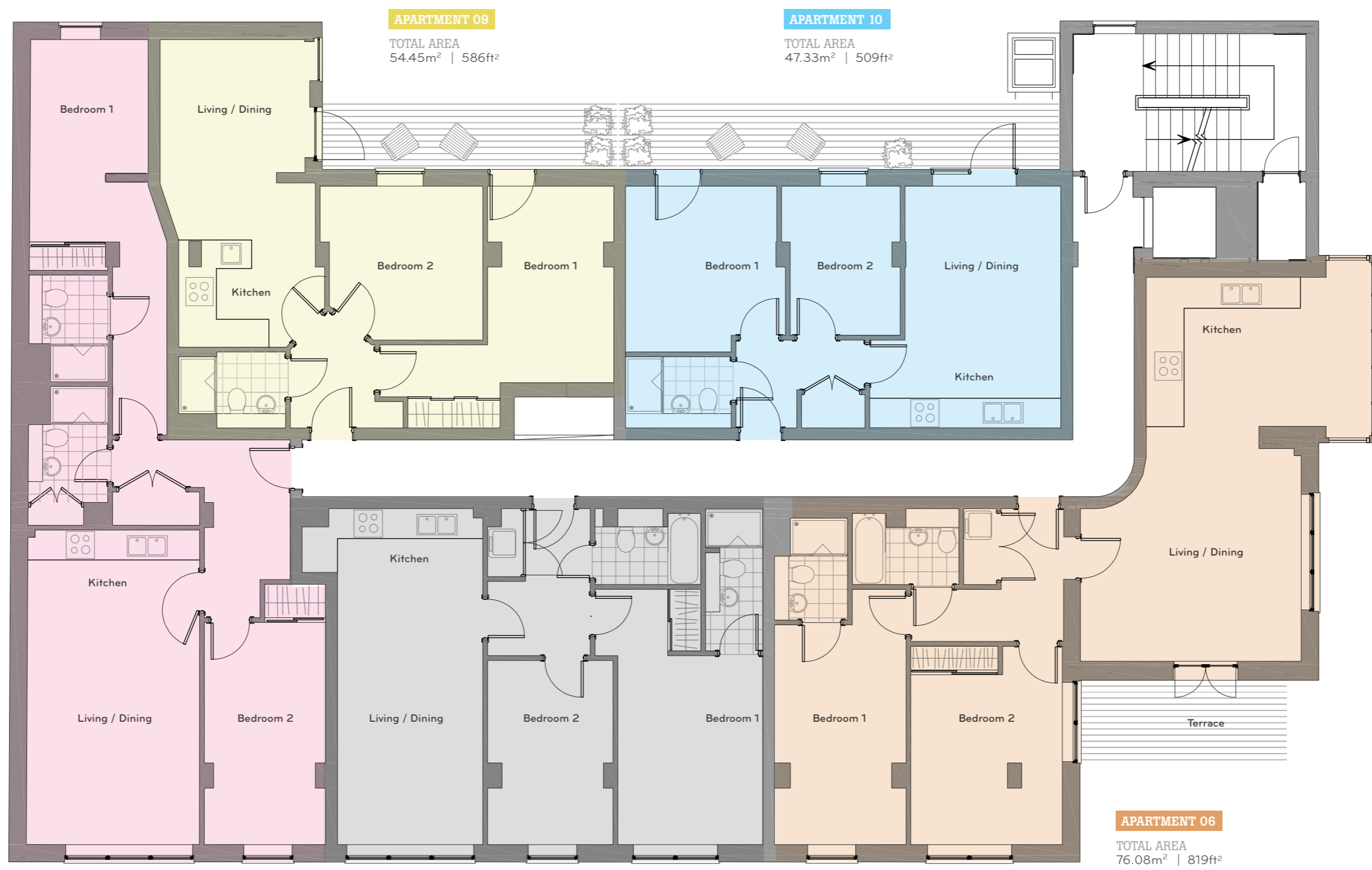
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Welsh Back



APARTMENT 08

TOTAL AREA
70.49m² | 759ft²

APARTMENT 09

TOTAL AREA
54.45m² | 586ft²

APARTMENT 10

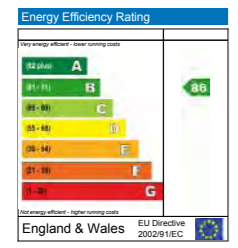
TOTAL AREA
47.33m² | 509ft²

APARTMENT 06

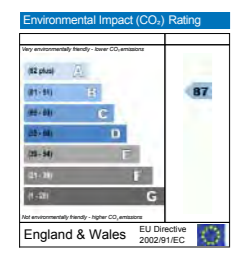
TOTAL AREA
76.08m² | 819ft²

APARTMENT 07

TOTAL AREA
59.05m² | 636ft²



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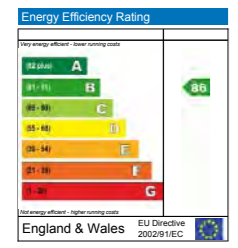


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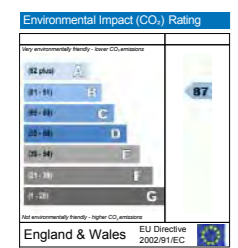


Fourth floor: Apartments 11, 12, 13, 14

Welsh Back



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APARTMENT 14 (FIRST FLOOR)
TOTAL AREA
83.17m² | 895ft²

APARTMENT 13 (FIRST FLOOR)
TOTAL AREA
76.75m² | 826ft²

APARTMENT 12 (FIRST FLOOR)
TOTAL AREA
87.6m² | 943ft²

APARTMENT 11 (FIRST FLOOR)
TOTAL AREA
110.39m² | 1188ft²



Fifth floor: Apartments 11, 12, 13 & 14

Welsh Back

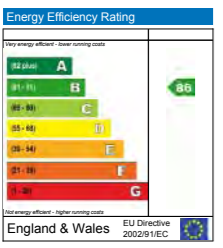


**APARTMENT 11
(SECOND FLOOR)**
TOTAL AREA
110.39m² | 1188ft²

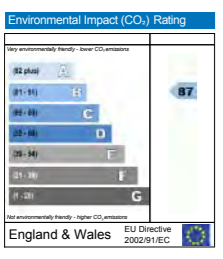
**APARTMENT 12
(SECOND FLOOR)**
TOTAL AREA
87.6m² | 943ft²

**APARTMENT 13
(SECOND FLOOR)**
TOTAL AREA
76.75m² | 826ft²

**APARTMENT 14
(SECOND FLOOR)**
TOTAL AREA
83.17m² | 895ft²



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Service descriptions

INSULATION

The building is highly insulated, and requires much less heating than most other buildings, with the benefit of lower heating bills.

HEATING

Heating will be by radiators fed from a low energy gas boilers. Timeclocks and thermostats provide control for the central heating.

VENTILATION

A ventilation system provides fresh air all year round. This keeps all rooms fresh and removed unwanted humidity and odours from bathrooms and the kitchen. Fuel bills are further reduced by recovering the heat from the outgoing air and using it to heat your hot water.

WATER

Mains water is boosted to each dwelling to provide a much higher pressure than is available from the mains. All outlets will be provided with a good water pressure. The building is also provided with a rainwater harvesting system to be as sustainable as possible.

LIGHTING

Low energy lighting is used to improve energy efficiency, 75% of light fittings are low energy.

ACCESS

A video door entry system is provided to control access to the building.

Revive 50 white offset paper environmental information
Fibre Source 50% recovered fibre and 50% virgin wood fibre from Sweden and Brazil. **Bleaching** Recovered fibre is Process Chlorine Free (PCF). Virgin fibre is Elemental Chlorine Free (ECF) bleached. **Disposal** This material can be disposed of by recycling. **Accreditation** Produced at a mill that is certified with the ISO14001 environmental management standard. FSC Mix. Paper and board from responsible sources NAPM 50% Recycled Mark.

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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.



Project Managing on behalf of **Beyleigh Estates Ltd**

IDM is a property services operation which encompasses:

- Property Investment Management
- Asset Management
- Property Management
- Property Development

IDM aims to bring above average Return on Investments for all stakeholders. This core objective is achieved through three divisions, each complementary to one another.

By utilising our 30 years'+ experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

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14 Two Bed Apartments, including 4 duplexes

Brandon Hill
Nature Park

RIVERSIDE HOUSE
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