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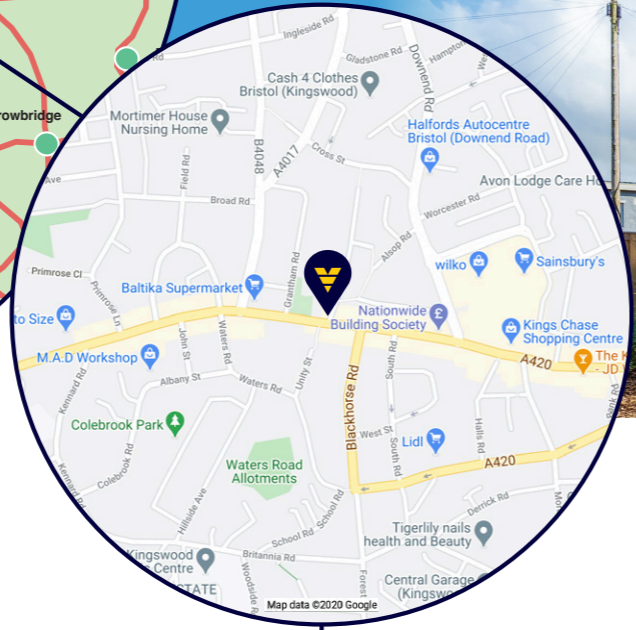
# VICTORIA COURT

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KINGSWOOD

AN EXCITING NEW DEVELOPMENT OF  
7 THREE STOREY HOMES





**KINGSWOOD FOR THE COMMUTER**

Bristol Airport	12 miles
Temple Meads	4.5 miles
Bristol City Centre	3.5 miles
Bath	10.5 miles
London	114 miles
Cardiff	45 Miles

**Victoria Court**  
Victoria Park,  
Kingswood,  
Bristol BS15



**WELCOME TO VICTORIA COURT**

Centrally positioned in the heart of Kingswood, Victoria Court offers two different styles of Townhouses and one maisonette across three floors. The unique design helps make the most of the glimpses across the City from various upper floor advantage points.

The development is located just a short walk away from all amenities, shops, schools, banks, doctors and supermarkets. There are further facilities within a short drive. The City Centre is just 3.4 miles away from Kingswood.

Kingswood is home to two primary schools - Beacon Rise Primary on Hanham Road and St Stephen's CofE Junior School on Lansdown Road between Kingswood and Soundwell. In addition there are no less than eight primary schools available within Kingswood.

The nearby park is ever popular with local visitors for walking, use of the play area or taking advantage of the bowling green and tennis courts. The local sports centre has a swimming pool, gym and holds regular fitness classes.

**DESIGN AT VICTORIA COURT**

This mews style development takes full advantage of the position available. The three storey designs maximise the space available and take full advantage of the glimpses from higher levels across the City.

The well appointed townhouses offer two differing designs, from traditional townhouse format to the more modern upside down approach. The properties are well equipped with contemporary bathrooms, shower rooms and wc's. The kitchens are clean, bright and inclusive of all your required appliances.

Externally the low maintenance gardens are enclosed and each townhouse benefits from allocated parking. The 10 year warranty will give you piece of mind whilst you enjoy the modern living style within such close proximity to all the local services on offer and a short drive/bus into the heart of the City.



**VICTORIA COURT**

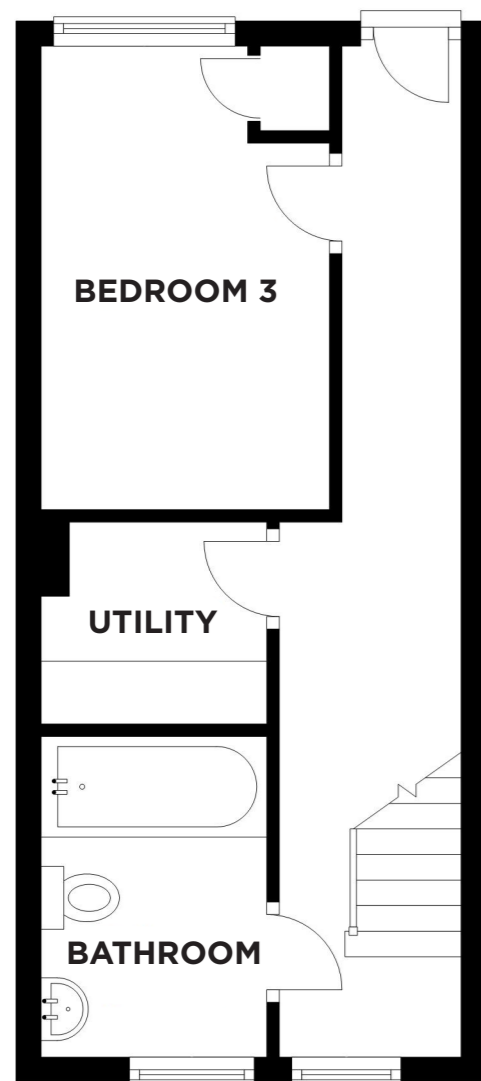
KINGSWOOD



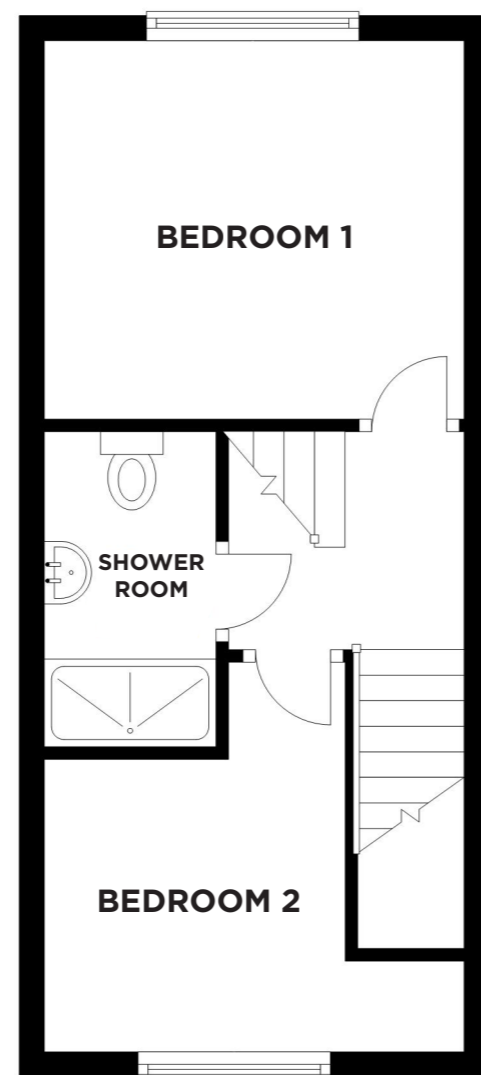
# 3 BEDROOM TOWNHOUSE

Number 2,3 & 4 Victoria Court. Floorplans may vary per individual property. All three properties come with allocated parking.

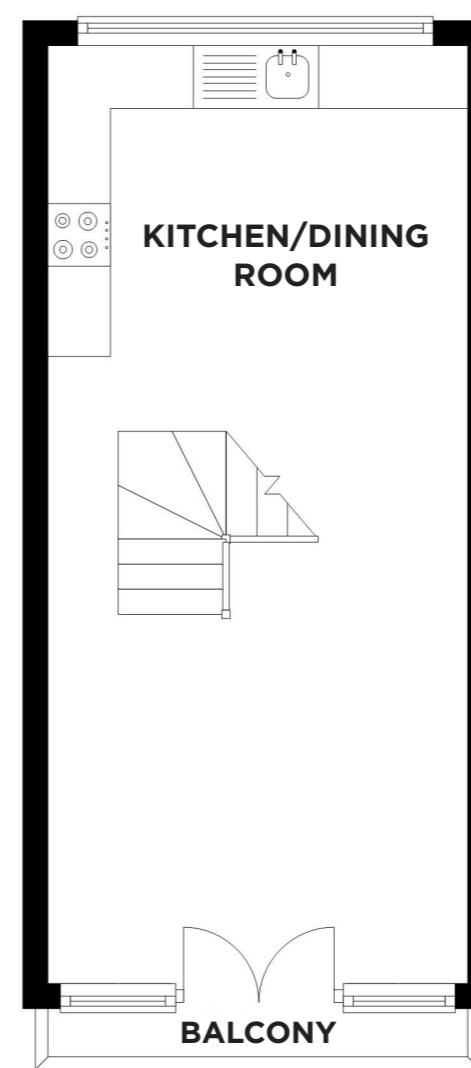
**GROUND FLOOR**  
Approx. 27.4m<sup>2</sup> (294.6ft<sup>2</sup>)



**FIRST FLOOR**  
Approx. 26.9m<sup>2</sup> (290.0ft<sup>2</sup>)



**SECOND FLOOR**  
Approx. 24.8m<sup>2</sup> (266.7ft<sup>2</sup>)



## Dimensions

Kitchen/Dining	7.53m x 3.29m	(24' 8" x 10' 10")
Bedroom 1	3.02m x 3.30m	(9' 11" x 10' 10")
Bedroom 2	3.11m x 3.35m	(10' 2" x 11' 0")
Bedroom 3	3.70m x 2.30m	(12' 2" x 7' 7")
Bathroom	2.56m x 1.93m	(8' 5" x 6' 4")
Shower Room	2.56m x 1.37m	(8' 5" x 4' 6")
Utility	1.61m x 1.80m	(5' 3" x 5' 11")
<b>TOTAL AREA APPROX.</b>	<b>79.1m<sup>2</sup></b>	<b>(851.3ft<sup>2</sup>)</b>



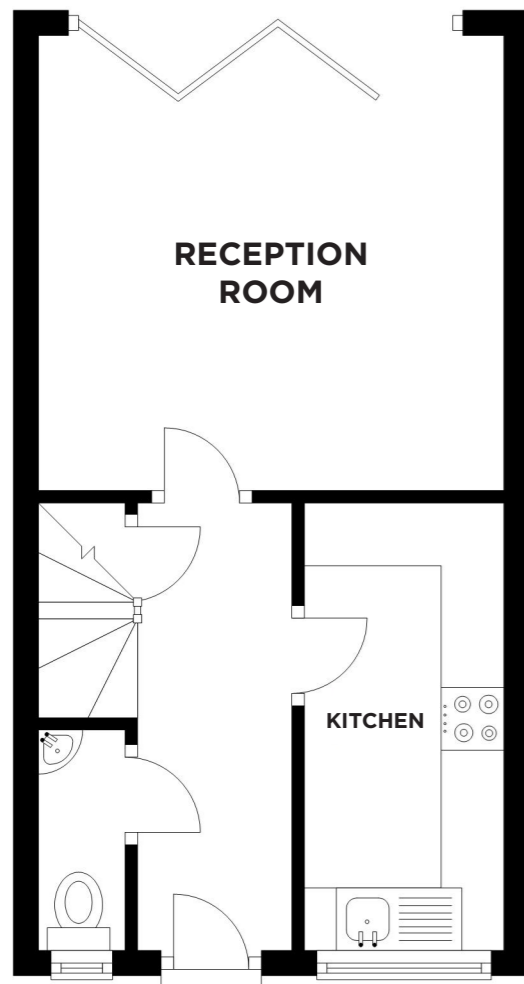
**VICTORIA COURT**

KINGSWOOD

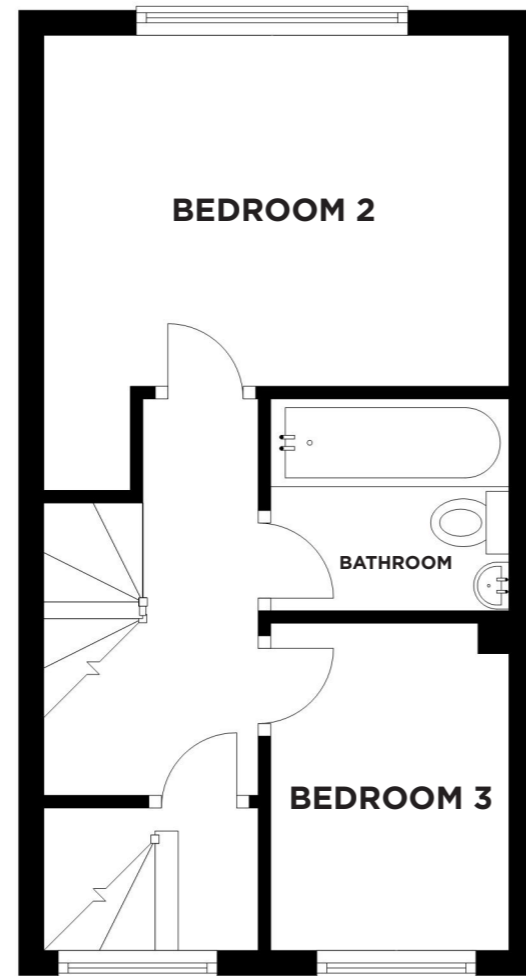
# 3 BEDROOM TOWNHOUSE

Number 1,2 & 3 Victoria Park. Floorplans may vary per individual property. All three properties come with allocated parking.

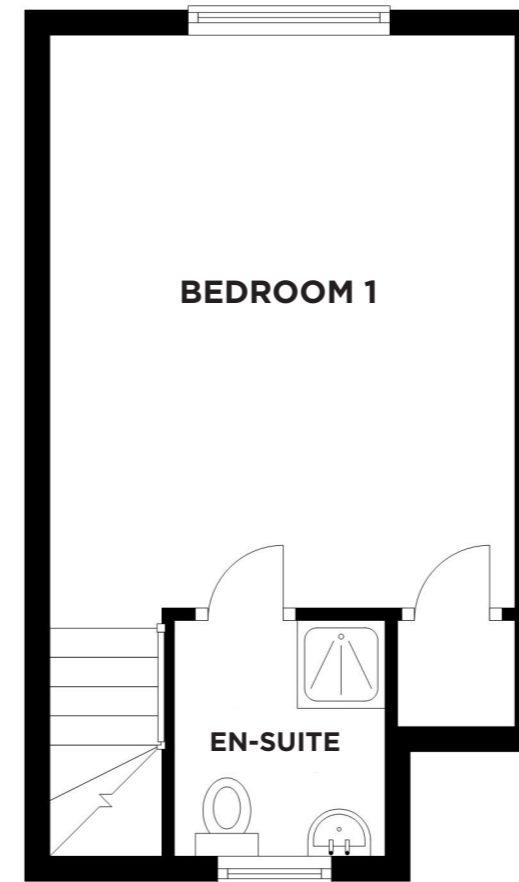
**GROUND FLOOR**  
Approx. 27.3m<sup>2</sup> (294.1ft<sup>2</sup>)



**FIRST FLOOR**  
Approx. 27.1m<sup>2</sup> (291.7ft<sup>2</sup>)



**SECOND FLOOR**  
Approx. 23.4m<sup>2</sup> (251.6ft<sup>2</sup>)



## Dimensions

Reception Room	3.63m x 3.71m	(11' 11" x 12' 2")
Kitchen	3.57m x 1.59m	(11' 9" x 5' 3")
Bedroom 2	3.66m x 3.71m	(12' 0" x 12' 2")
Bedroom 3	2.61m x 1.90m	(8' 7" x 6' 3")
Bathroom	1.69m x 1.90m	(5' 7" x 6' 3")
Bedroom 1	4.57m x 3.73m	(15' 0" x 12' 3")
En suite	1.88m x 1.68m	(6' 2" x 5' 6")
<b>TOTAL AREA APPROX.</b>	<b>77.8m<sup>2</sup></b>	<b>(837.4.3ft<sup>2</sup>)</b>



**VICTORIA COURT**

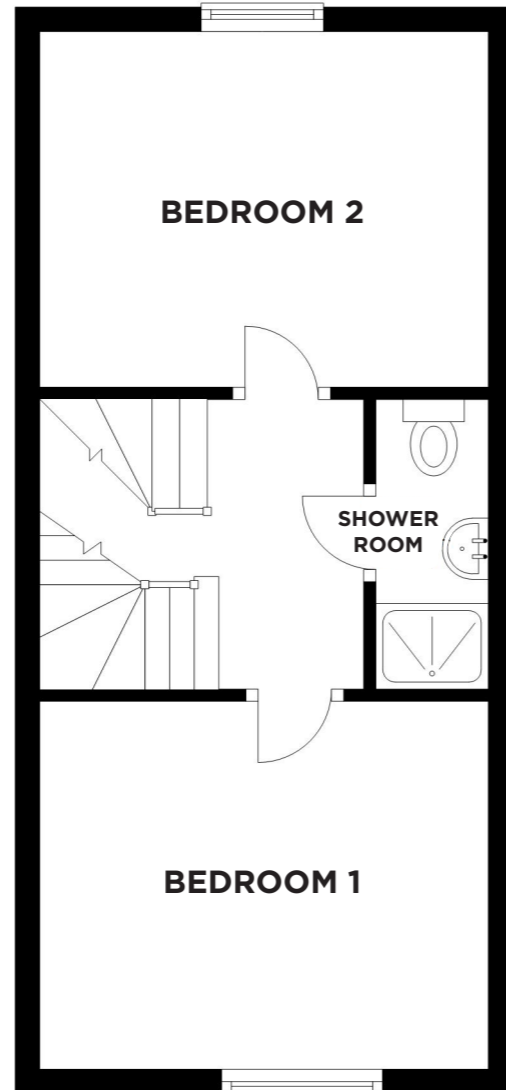
KINGSWOOD



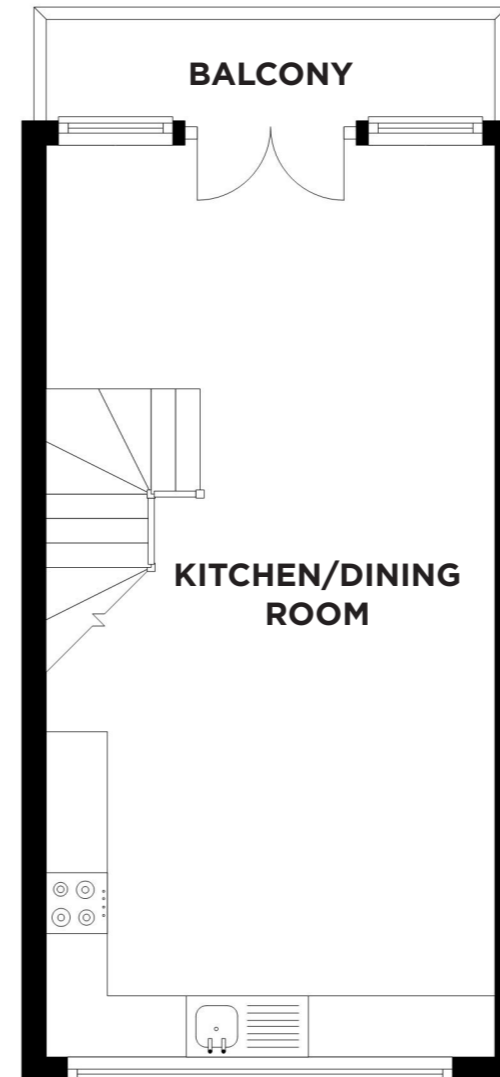
# 2 BEDROOM TOWNHOUSE

Number 1 Victoria Court.

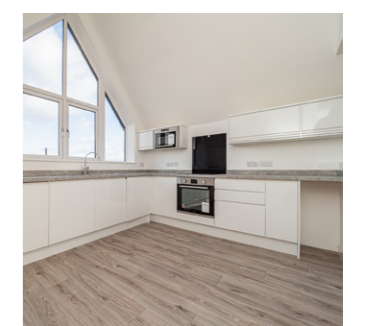
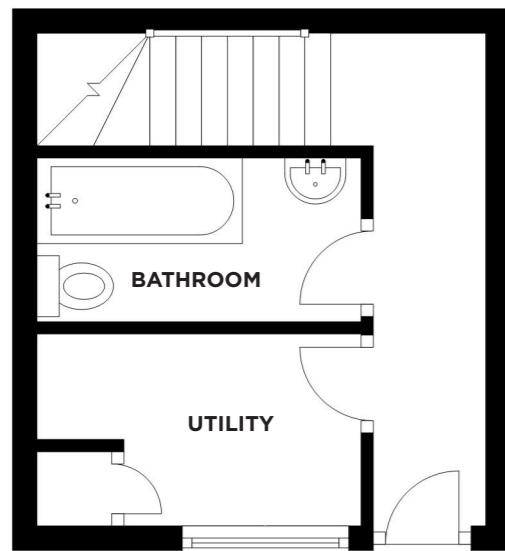
**FIRST FLOOR**  
Approx. 31.5m<sup>2</sup> (339.1ft<sup>2</sup>)



**SECOND FLOOR**  
Approx. 27.4m<sup>2</sup> (294.7ft<sup>2</sup>)



**GROUND FLOOR**  
Approx. 14.m<sup>2</sup> (155.6ft<sup>2</sup>)



## Dimensions

<b>Bathroom</b>	1.34m x 2.40m	(4' 5" x 7' 10")
<b>Utility</b>	1.57m x 2.65m	(5' 2" x 8' 8")
<b>Bedroom 1</b>	3.04m x 3.71m	(10' 0" x 12' 2")
<b>Bedroom 2</b>	2.91m x 3.71m	(9' 7" x 12' 2")
<b>Shower Room</b>	2.37m x 0.92m	(7' 9" x 3' 0")
<b>Kitchen / Dining Room</b>	7.46m x 3.67m	(24' 6" x 12' 0")
<b>Balcony</b>	0.93m x 3.67m	(3' 1" x 12' 0")
<b>TOTAL AREA APPROX.</b>	<b>73.3m<sup>2</sup></b>	<b>(789.5ft<sup>2</sup>)</b>



**VICTORIA COURT**

KINGSWOOD



# SPECIFICATION

## KITCHEN

- Appliances - Integrated Lamona dishwasher, fridge, freezer, microwave, single oven, touch ceramic hob.
- Kitchen - Howdens handleless gloss white.
- Worktops - Grey 40mm square edge.
- Flooring - Grey washed wood effect flooring
- Sink/Tap - Lamona stainless steel sink unit with Chrome effect mixer tap.
- Lighting - Spotlights with additional directional lighting.

## BATHROOM

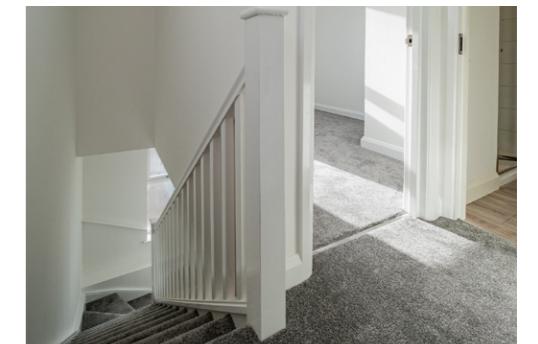
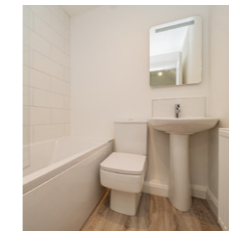
- Family Bathroom - White suite with Mira mains shower over bath, Chrome effect fittings.
- Shower Room - Mira mains shower with glass screening.
- WC - White suite.
- Sink/Tap - Inset unit with storage cupboard, chrome effect mixer taps.
- Flooring - Grey washed wood effect flooring
- Tiling - Off white around bath/shower areas.
- Heating - Chrome effect heated towel rails.
- Wall mirror with internal lighting.

## HEATING/HOT WATER

- Heating - Gas Central Heating
- Solar Panels

## GENERAL FINISHING

- Flooring - Light grey carpet or grey washed wood effect flooring.
- Walls/ceilings- Smooth finish and painted white throughout.
- Types of Doors - White 4 panel style doors with chrome effect furniture.
- Types of Windows - Pvc double glazed with white interior and dark woodgrain effect exterior finish.
- Outside lights and post boxes.



## TO REGISTER YOUR INTEREST PLEASE CONTACT:



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**VICTORIA COURT**  
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KINGSWOOD

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