

BOWMANS LODGE

www.magenta-properties.com

NINE LUXURY APARTMENTS • LONG ASHTON • BRISTOL BS41 9LD



MAGENTA PROPERTIES LIMITED

BOWMANS LODGE

LONG ASHTON • BRISTOL

A development of nine brand new contemporary apartments.

- **Set in attractive, south facing communal gardens with allocated parking and views**
- **Private balconies/Juliette balconies**
- **Contemporary staircase and glass balustrades leading to all floors**
- **Lower Ground Floor apartments offering private Courtyards with level access to parking and gardens**
- **Master bedroom with en-suite bath/shower**
- **Second bedroom/study**
- **Open plan kitchen/dining/living with separate utility**
- **Impressive entrance hall with glass panels**
- **Underfloor heating**

Careful consideration has been given to the design and choice of all materials, resulting in a superior impressive finish.

The properties are offered with a 10 year NHBC warranty, and the accomplished track record of an established local development company, who specialise in bespoke developments within the most desirable areas.

LOCATION

Long Ashton is a village in North Somerset with its own local shops and facilities, including a monthly market offering local, affordable and sustainable food and crafts. It is one of a number of large villages just outside the boundary of the City of Bristol and as such provides a very convenient location with easy access to both the City and country locations. It is served by numerous buses (bus stop within 100m's) including the nearby Park and Ride, and has good road links to the motorway network M4/M5, and excellent rail links at Bristol Temple Meads, providing fast access to London and other major Cities. The Festival Way cycle track runs close by meaning it is possible to cycle to Bristol without using the roads. Nearby Bristol Airport offers a number of both European and long haul flights.

It has a central village location and is situated within a very short distance of the beautiful Ashton Court with its mansion house and historic park, and 10 minutes drive from the spectacular National Trust's Tyntesfield House. Long Ashton is a haven for those who enjoy outdoor pursuits including cycle tracks, bridleways and public footpaths through historic woodland, reputable Long Ashton Golf Club, plus a David Lloyd Leisure complex. Local amenities include doctors surgery, dentist, bakery, library, supermarket, Post Office, Gatcombe Farm shop, three public houses among others. Numerous shops/cafes and restaurants can also be found in the popular Clifton Village in addition to a Waitrose in nearby Nailsea. There is a wide choice of reputable schools, both state and independent, which are available within a short distance.

Site Plan



BOWMANS LODGE

Front Elevation



Rear Elevation



Kitchens/Breakfast/Living

- Contemporary style kitchen featuring painted doors with soft close drawers and doors
- Branded appliances: ovens, fridge/freezer and dishwasher
- Stone work surfaces and upstands
- Separate Utility room
- Engineered wood flooring

Bathrooms & En-Suites

- Concealed W/C cisterns and Geberit push plates
- Soft close W/C seats
- Recessed valve thermostatic showers and glass screens
- Comprehensive contemporary wall and floor tiling
- Shaver sockets
- Heated towel rails
- Underfloor heating

Electrical

- Black Nickel finish switches and sockets
- Wired for digital TV and Sky
- BT/Data cabling/Fibre
- TV points in principal rooms
- Mains supply smoke detectors/Fire detection system
- Recessed downlights

Note Interior finishes

- Oak veneered doors with chrome ironmongery
- Walls and woodwork painted in smooth matt emulsion/eggshell in light contemporary shades
- Double glazed, timber painted windows

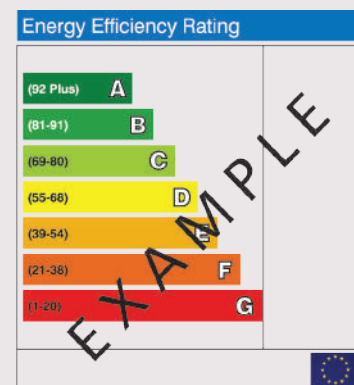
Tenure

- Leasehold (250 years)

Warranty

- 10 Year NHBC Warranty

Predicted Energy Assessment



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.

Lower Ground Floor ~ APTs 1, 2 & 3



APARTMENT 1 720 sq ft

- Kitchen/Living**
6.3m x 3.8m ~ 20'7" x 12'5"
- Bedroom 1+ensuite**
4.0m x 3.0m ~ 13'7" x 9'8"
- Study/Bedroom 2**
3.8m x 3.0m ~ 12'5" x 9'8"

APARTMENT 2 720 sq ft

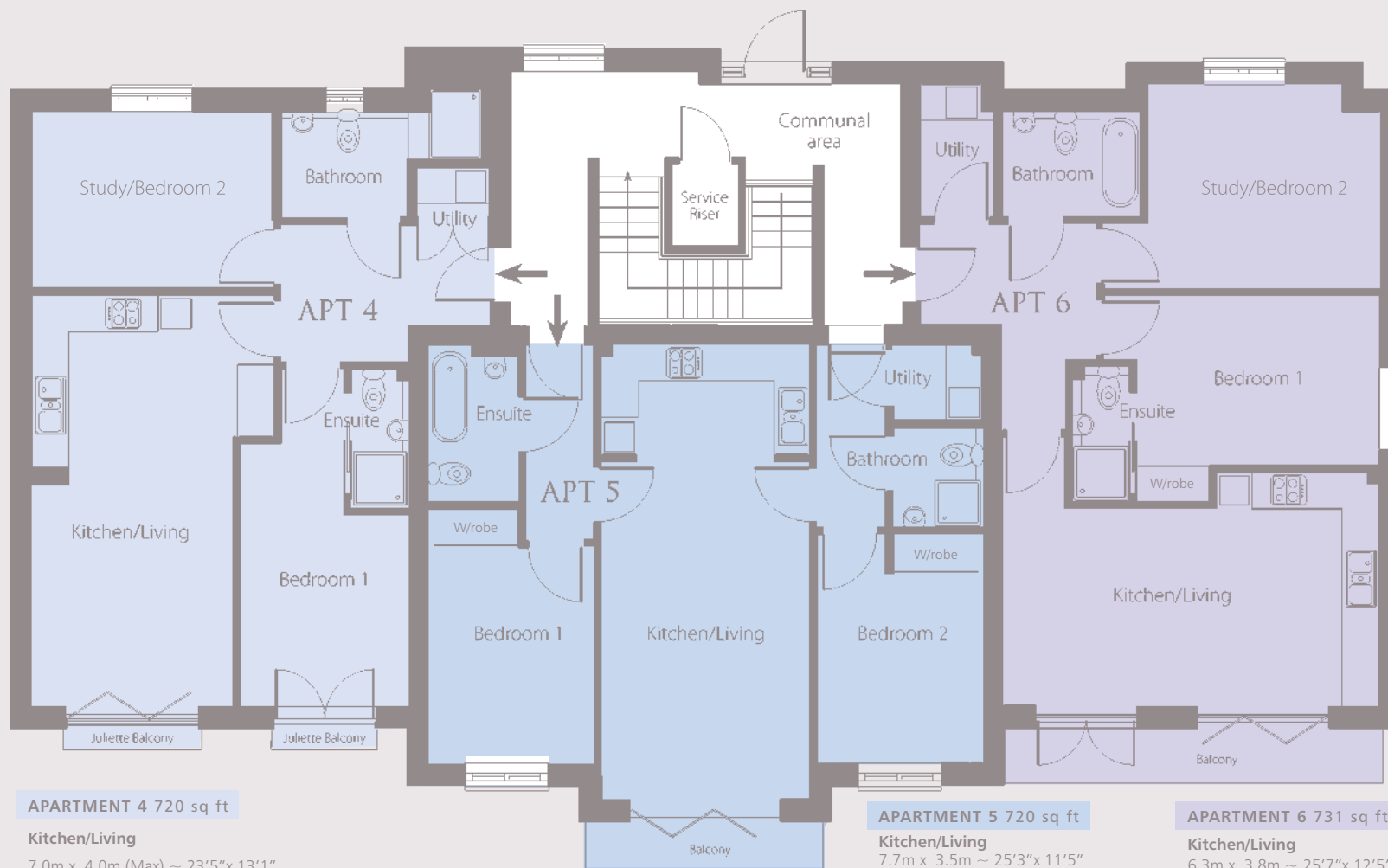
- Kitchen/Living**
7.7m x 3.4m ~ 25'3" x 11'2"
- Bedroom 1 + ensuite**
5.0m x 2.6m ~ 16'4" x 8'5"
- Bedroom 2**
3.8m x 2.8m ~ 12'5" x 9'2"

APARTMENT 3 731 sq ft

- Kitchen/Living**
6.3m x 3.8m ~ 20'7" x 12'5"
- Bedroom 1 + ensuite**
4.0m x 2.8m ~ 13'1" x 12'8"
- Study/Bedroom 2**
3.9m x 3.4m ~ 12'8" x 11'2"

BOWMANS LODGE

Ground Floor ~ APTs 4, 5 & 6



APARTMENT 4 720 sq ft

Kitchen/Living

7.0m x 4.0m (Max) ~ 23'5" x 13'1"

Bedroom 1 + ensuite

4.0m x 3.0m ~ 13'1" x 9'8"

Study/Bedroom 2

4.4m x 2.8m ~ 14'4" x 9'9"

APARTMENT 5 720 sq ft

Kitchen/Living

7.7m x 3.5m ~ 25'3" x 11'5"

Bedroom 1 + ensuite

4.0m x 3.0m ~ 13'1" x 9'8"

Bedroom 2

3.8m x 2.8m ~ 12'5" x 9'2"

Balcony

1.0m x 4.0m ~ 3'2" x 13'1"

APARTMENT 6 731 sq ft

Kitchen/Living

6.3m x 3.8m ~ 25'7" x 12'5"

Bedroom 1 + ensuite

4.0m x 2.8m ~ 13'1" x 9'2"

Study/Bedroom 2

3.9m x 3.4m ~ 12'8" x 11'2"

Balcony

1.1m x 6.4m ~ 22'0" x 21'0"

First Floor ~ APTs 7, 8 & 9



APARTMENT 7 720 sq ft

Kitchen/Living

7.0m x 4.0m ~ 23'6" x 13'1"

Bedroom 1 + ensuite

4.4m x 2.8m ~ 14'4" x 9'2"

Study/Bedroom 2

4.0m x 3.0m ~ 13'1" x 9'8"

APARTMENT 8 720 sq ft

Kitchen/Living

7.7m x 3.5m ~ 25'3" x 11'5"

Bedroom 1 + ensuite

4.3m x 2.8m ~ 14'1" x 9'2"

Bedroom 2

3.8m x 2.8m ~ 12'5" x 9'2"

Balcony

1.0m x 4.0m ~ 3'3" x 13'1"

APARTMENT 9 731 sq ft

Kitchen/Living

6.3m x 3.8m ~ 20'7" x 12'5"

Bedroom 1 + ensuite

4.0m x 3.4m ~ 13'1" x 11'2"

Study/Bedroom 2

3.8m x 2.8m ~ 12'5" x 9'2"

Balcony

1.1m x 6.4m ~ 3'6" x 13'5"



The Developer - Magenta Properties Ltd

Magenta Properties Ltd specialise in the design and construction of high quality and distinctive, executive-style homes.

It has carved a niche market of small developments, ranging from large one off detached properties up to developments of six units.

Its team works hard to develop sites in prime locations and to ensure That the sites are enhanced with architectural styles and materials in keeping with their surroundings.

The Company was formed in late 1991 with the philosophy that quality counts. Its aims are to create interesting designs, with a view to breaking away from the "square box" layouts, so often associated with new properties.

High standards of workmanship are ensured by exemplary on-site management, and regular communication with each trade. This attention to detail has ensured the Company has created a portfolio of desirable properties around the Bristol and Bath areas.



CREATING HOMES OF DISTINCTION



BOWMANS LODGE

LONG ASHTON • BRISTOL



SatNav: BS41 9LD



CREATING HOMES OF DISTINCTION



IMPORTANT: NOTICE: Whilst every effort has been made to ensure accuracy, this brochure has been produced for illustrative purposes only. Information contained herein is provided for guidance and will form any part of any contract or constitute any offer, representation or warranty. All areas, measurements, layouts and distances are referred to as a guide only. Room dimensions have tolerances and should not be used to determine measurements for appliances or furniture. For the purposes of the Property Misdescriptions Act, Magenta Properties Limited reserves the right to alter and amend specifications and layouts without notice. All photographs, computer generated images and artists' impressions depict typical Magenta Properties Limited. Showhomes/layouts are not necessarily plot specific. Prior to reserving, all matters should be raised and confirmed with the acting Sales Advisors.