



**SMARTS**  
QUARTER



## WELCOME

Green Spinnaker is a new home development company founded in 2012, staffed by experienced professionals with many years' knowledge of the management and the construction industry.



We choose only to develop a small number of sites each year so that we are able to bring a much greater attention to detail and a hands-on approach to our individual homes than other larger developers.

All of our homes are covered by the NHBC Buildmark 10 year warranty. NHBC do not simply provide warranty cover they inspect our homes at crucial stages of the build and provide advice on materials to be used based on their wide experience.

Quality is at the heart of everything that we do. In our method of build, in our personalised service and in our fixtures and fittings. We make sure that all our partners are as committed to quality as we are.

Green Spinnaker is committed to sustainability for its homes. This is why all our new homes meet the Code for Sustainable Homes Criteria and we follow the Code of Considerate Practice of the Considerate Constructors Scheme. ■



## LIVING IN BRISTOL

Named as the best city to live in by The Sunday Times 2014 and dubbed as a modern dynamic green city. Bristol thrives off sharing its enviable quality of life with its residents. An obvious choice for the Smarts Quarter development, Bristol is a centre of culture, lifestyle, employment and education.

Perfectly placed on the bustling commuter belt, this fantastic city sits as a flagship for the South West, helping diverse sectors unite to include powerful financial and ICT sectors, engineering excellence, revolutionary healthcare research and high calibre universities and sporting colleges.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks and open spaces, solid regeneration plans are in place to perfectly blend the old with the new, making it easy to see why so many will choose to call it home. ■





## BRISTOL'S FUTURE

Elected as European Green Capital 2015 and the first Cycling City, investment plans towards the area will create a new, superbly connected entry into Bristol.

Temple Quay, Smarts Quarter's neighbour, is a vibrant business and leisure destination, located on the beautiful waterside in the heart of Bristol's Central Business District which is to benefit from a large investment towards vehicle, cycling and pedestrian infrastructure.

Investment plans will continue to bring zest & new life in to Bristol and build upon the solid foundations which have allowed Bristol to pave the way in city & lifestyle development. From 2017 onwards, Bristol will be home to a new multimillion pound arena; a 12,000 capacity performance venue, planned to neighbour Bristol Temple Meads station.

2016/17 will also mark the completion date for the City's proposed electrification of Bristol's railways, meaning your commuting times will not only be reduced by as much as 30minutes, but your journeys will also be more reliable, greener and quieter for passengers whilst improving connections between major towns and cities across southern England and South Wales. ■



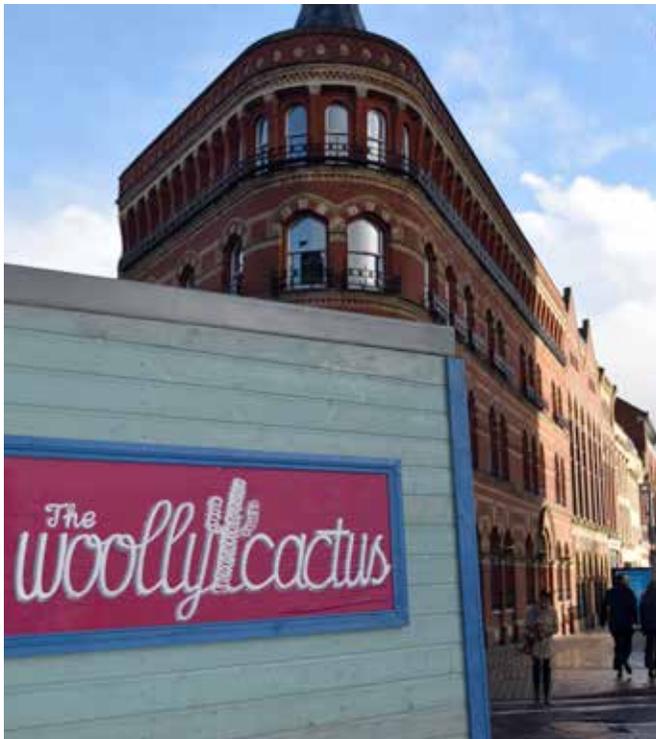


## SHOPPING & EATING

At your finger tips will be the number one retail destination in the South West offering an ultimate in shopping experiences.

Cabot Circus has something for every taste with a variety of over 120 stylish shops, offices, cinema, hotel and apartments. House of Fraser and Harvey Nichols are both placed as anchor stores. Lying adjacent to this is a brimming piazza - Quakers Friars - boasting the perfect setting for a relaxing lunch, drink or dinner.

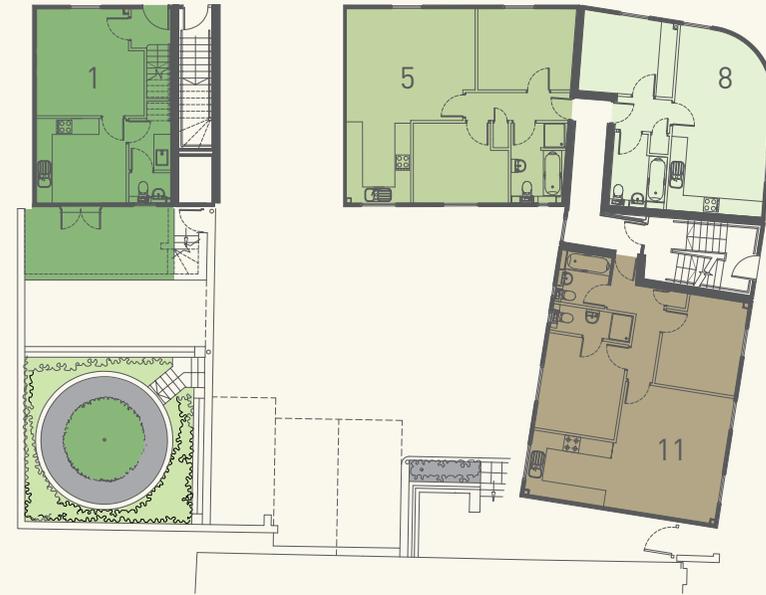
Bristol is also home to one of Europe's longest stretches of independent high streets - Gloucester Road, featuring a variety of locally run shops, cafes, bars and restaurants - where shopkeepers become familiar, stores reflect their own individuality and mundane chores are turned into something infinitely more pleasant. ■



## THIRTEEN STYLISH NEW APARTMENTS COMPLEMENTING THE LOCAL AREA

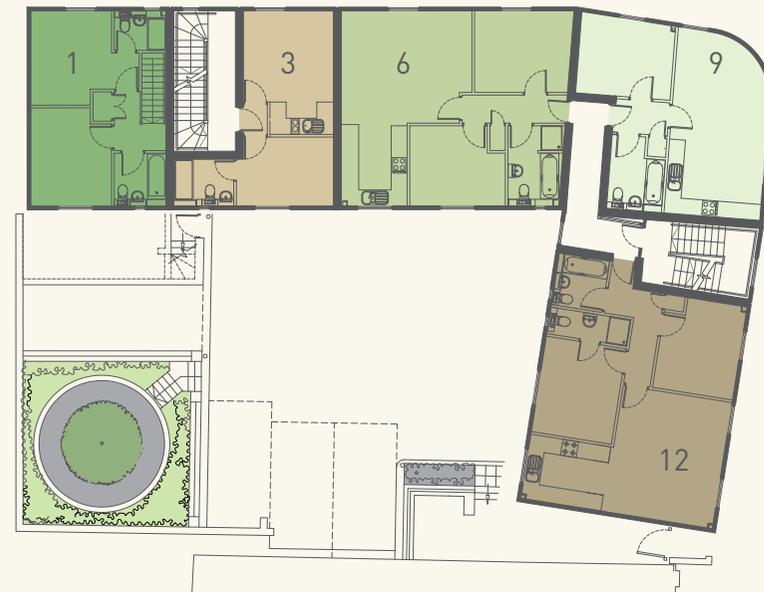
### GROUND FLOOR

|                    |    | Type      | Beds | Ensuite | Cloakroom | Terrace/Balcony | Parking | Store |
|--------------------|----|-----------|------|---------|-----------|-----------------|---------|-------|
| <b>CLIFTON</b>     | 1  | Duplex    | 2    | ✓       | ✓         | ✓               | ✓       |       |
| <b>HENLEAZE</b>    | 5  | Apartment | 2    |         |           |                 | ✓       | ✓     |
| <b>WHITELADIES</b> | 8  | Apartment | 1    |         |           |                 |         |       |
| <b>CABOT</b>       | 11 | Apartment | 2    | ✓       |           |                 | ✓       | ✓     |



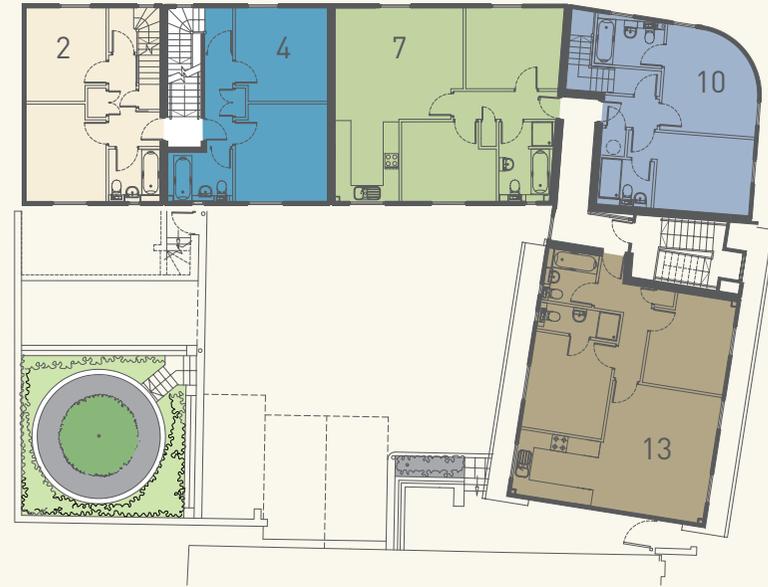
### FIRST FLOOR

|                    |    | Type      | Beds | Ensuite | Cloakroom | Terrace/Balcony | Parking | Store |
|--------------------|----|-----------|------|---------|-----------|-----------------|---------|-------|
| <b>CLIFTON</b>     | 1  | Duplex    | 2    | ✓       | ✓         | ✓               | ✓       |       |
| <b>HOTWELLS</b>    | 3  | Apartment | 1    |         |           |                 |         | ✓     |
| <b>HENLEAZE</b>    | 6  | Apartment | 2    |         |           |                 | ✓       | ✓     |
| <b>WHITELADIES</b> | 9  | Apartment | 1    |         |           |                 |         |       |
| <b>CABOT</b>       | 12 | Apartment | 2    | ✓       |           |                 | ✓       | ✓     |



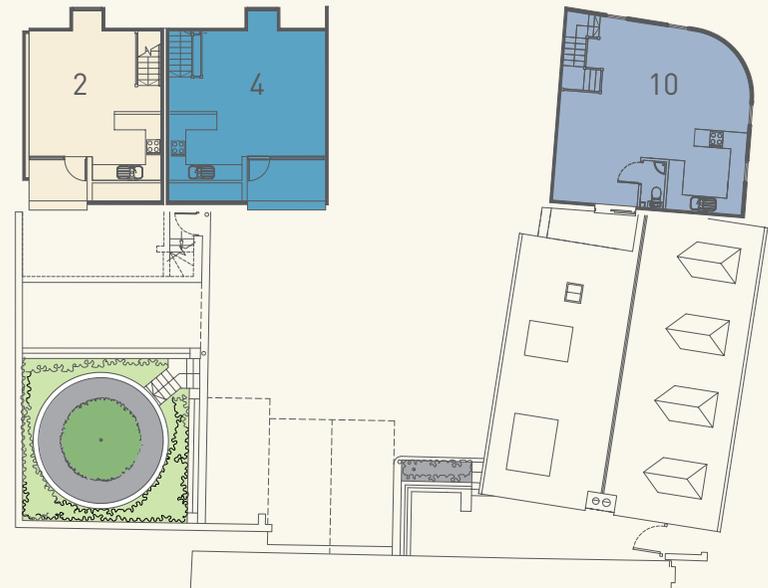
SECOND FLOOR

|            |    | Type      | Beds | Ensuite | Cloakroom | Terrace/Balcony | Parking | Store |
|------------|----|-----------|------|---------|-----------|-----------------|---------|-------|
| WESTBURY   | 2  | Duplex    | 2    |         |           | ✓               | ✓       |       |
| COTHAM     | 4  | Duplex    | 2    |         |           | ✓               | ✓       |       |
| HENLEAZE   | 7  | Apartment | 2    |         |           |                 | ✓       | ✓     |
| REDLAND    | 10 | Duplex    | 2    | ✓       | ✓         | ✓               | ✓       |       |
| MONTPELIER | 13 | Apartment | 2    | ✓       |           |                 | ✓       | ✓     |



THIRD FLOOR

|          |    | Type   | Beds | Ensuite | Cloakroom | Terrace/Balcony | Parking | Store |
|----------|----|--------|------|---------|-----------|-----------------|---------|-------|
| WESTBURY | 2  | Duplex | 2    |         |           | ✓               | ✓       |       |
| COTHAM   | 4  | Duplex | 2    |         |           | ✓               | ✓       |       |
| REDLAND  | 10 | Duplex | 2    | ✓       | ✓         | ✓               | ✓       |       |



## ALL IN THE DETAIL

The benefits of a new Green Spinnaker home can be appreciated by everyone. Designed to be the perfect blend of functionality with appealing aesthetics to complement the local area, each home provides a stylish and sustainable backdrop for you to add your own personal tastes and ideas.

**Energy Efficient:** Our homes will let you stay cosy and warm at low costs with energy efficient; gas fired underfloor central heating and hot water system, whilst low energy lighting is also installed with LED downlighters to all kitchens and bathrooms. Our use of new and sustainable technologies provides energy efficiency for your future, as well as reducing environmental impact.

**Telephone & Media Points:** Apartments are wired for TV and Sky to living rooms and main bedrooms via a communal satellite dish. An audio visual door entry phone system comes as standard.

**Peace of Mind:** Our apartments are covered by a 10-year warranty from the National House Building Council.

**Interiors:** Decoration is cool and neutral throughout, with brilliant white matt emulsion walls and ceilings. Vicaima flush panel oak veneer doors with chrome handles add a stylish touch, complemented by performance windows. ■





**Kitchens:** There is ample space to cook, eat and unwind in our beautifully fitted kitchen. The kitchen has a range of brushed steel and integrated appliances by leading brand Bosch, 'A' rated for superior energy efficiency. Other eco-features include integrated recycling bins, low energy ceiling downlighters and focused task lighting to work surfaces.

#### **Kitchen Specification**

- Contemporary handle less kitchen units with soft close hinges on doors and drawers
- Porcelanosa ceramic floor tiles
- Composite worktops
- Coloured splash backs
- Fully fitted appliances
- Stainless steel built in, built under or high level single oven
- Stainless steel built in microwave oven
- 4 cooking zone induction hob
- Stainless steel or concealed extractor fan
- Integrated fridge freezer
- Integrated dishwasher

**Bathrooms:** Classic white sanitaryware looks right in with everything and never dates. The stylish Roca range is partnered with Roper Rhodes chrome taps and fittings and contemporary ceramic tiling to walls. A mixture of low flush WCs and high-pressure showers helps you to be kind to the environment without skimping on comfort.

#### **Bathroom Specification**

- Fully fitted bathroom cabinets
- Contemporary sanitary ware
- Chrome mixer taps
- Back to Wall WC with soft close seat
- Porcelanosa ceramic wall and floor tiles
- Mirror with demister and shaver socket
- Electric chrome towel rail ■

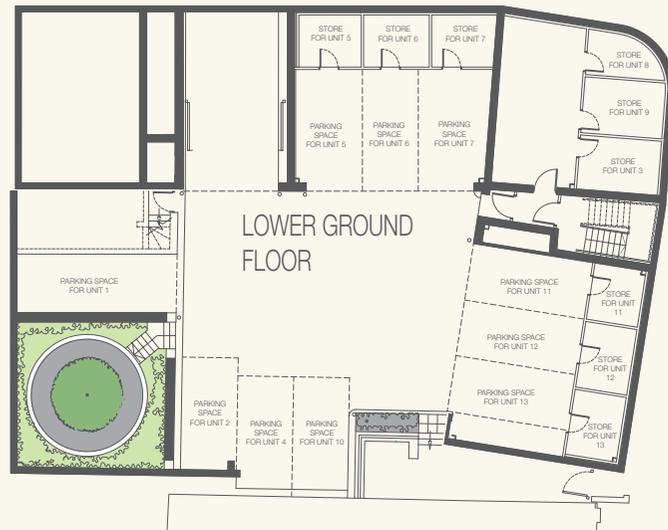


## EXTERIOR

**Parking for cars and bicycles:** There is secure parking for all two bedroom apartments/duplexes in the gated courtyard car park. In addition there is secure storage for 26 bicycles. All properties can apply for a residents permit and visitors permits to park on Horton St, Midland Road and the surrounding areas.

### Exterior Specification

- Steel, secure by design entrance doors
- Electrically operated gates to secure car park area operated remotely
- Secure Parking for 10 cars
- Secure Bike Store for 26 bikes
- Secure key operated letter boxes
- Communal courtyard garden landscaped with plants, trees, shrubs and bushes
- Timber Clad refuse area
- Storage sheds for 9 properties. ■

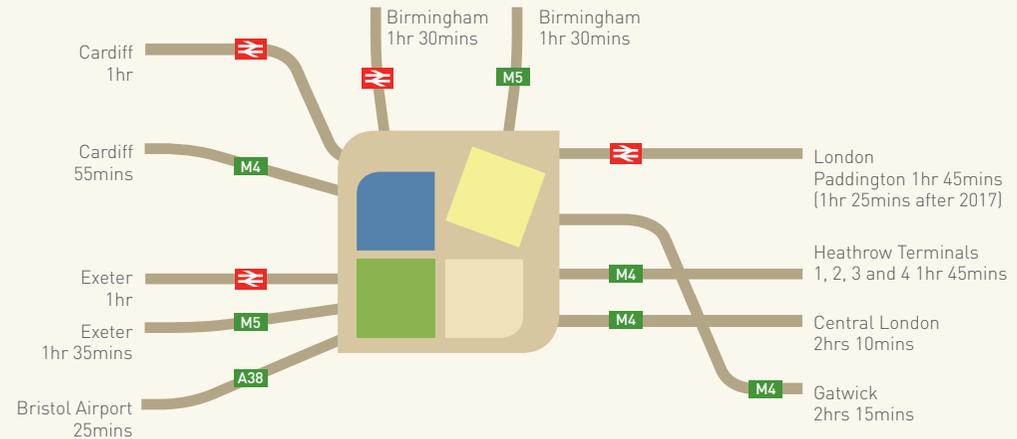
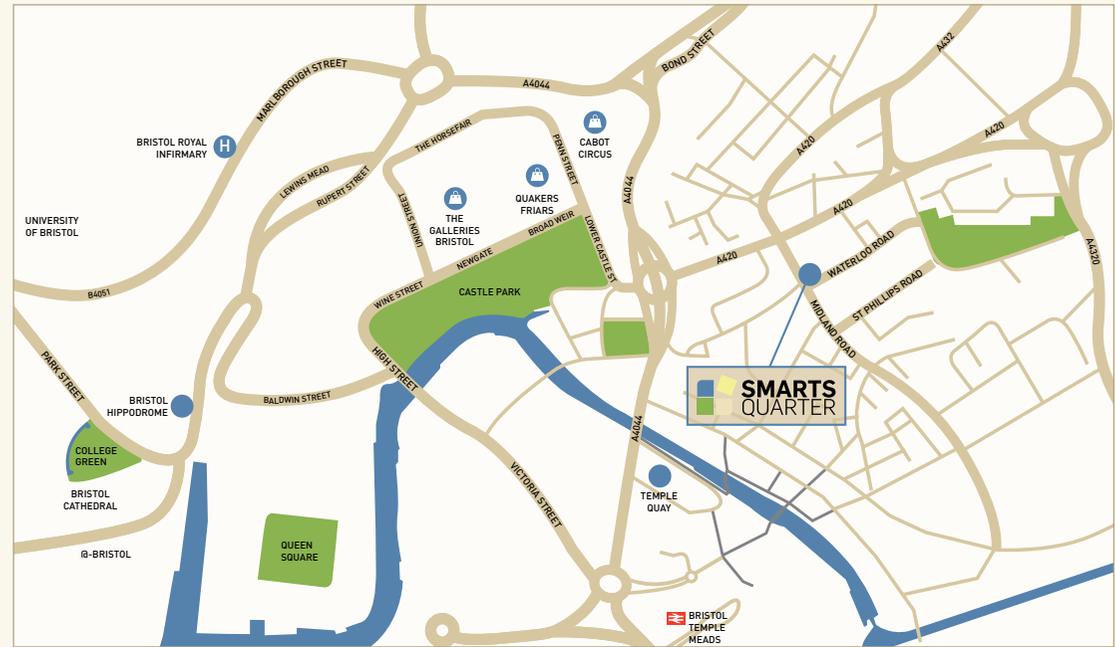


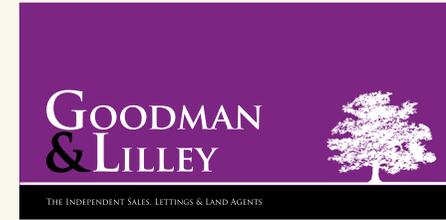


## TRANSPORT LINKS

Smarts Quarter is very well connected by rail, car, bus, plane and cycle. Bristol is at the heart of easy commuting links to London, Birmingham, Swindon, Exeter and Cardiff.

The M4/M5 motorway network is accessible via the M32 allowing easy access to North, South, East and West. Bristol International Airport offers both national and international flights whilst Brunel's iconic Temple Meads train station is located just across the walkway of the nearby Floating Harbour; only minutes from Smarts Quarter. Other useful distances include: Clifton Suspension Bridge 3 miles, Bristol Bristol Royal Infirmary 2 miles and The Mall Cribbs Causeway 11 miles. (Distances approximate). ■





We know buying a new home can often be a stressful time, so it is important to us that buying a Green Spinnaker home is as straightforward a process as possible. We are working with Goodman & Lilley who are on hand to help whenever needed. ■

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#### Disclaimer:

**Brochure:** Green Spinnaker and Denmans Ltd's Smarts Quarter particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR).

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information provided is intended for illustrative purposes only and could change for example, in response to market demands or ground conditions.

The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note that whilst current views may be unrestricted these could alter in the future. No person in the employment of our selling agent, Goodman & Lilley Ltd and representative has any authority to make any representations or warranty whatsoever in relation to the property.

**Brochure Images – CGI's & Internal Images:** Computer generated images are for illustrative purposes only and the external appearance may be subject to variation upon completion of the project. Internal images are for illustrative purposes and the internal appearance is a typical Green Spinnaker interior to demonstrate the feel & quality of this development.

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**Site Plans:** Green Spinnaker and Denman Ltd's Smarts Quarter apartment layouts have been formatted for illustrative purposes only. These have been taken from the architects drawings and tolerances may occur with the as-built product, therefore the provided site plans should not be used for purchasing items such as furniture or carpets. Detailed plans are available for inspection at our marketing suite during normal working hours and customers may check their apartment type specification prior to entering into a reservation. Please note kitchen layouts may differ from those shown, check with sales consultant for details.

**Journey Times:** Journey times to and from the property are for guidance only and prospective purchasers or lessees should make their own independent enquiries as appropriate.





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