



Fifty-7

One and Two Bedroom Apartments Kingswood, Bristol BS15 1QY

Modern living in an urban village



STRONGVOX
HOMES







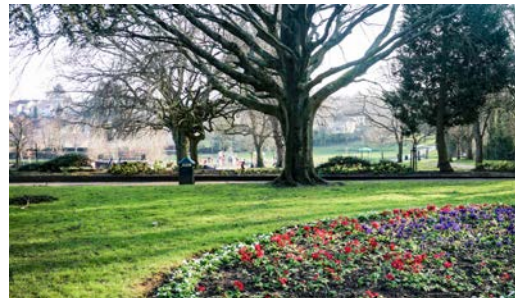
Bristol Harbourside

"Kingswood is a fantastic location and we are really excited about this superb project. We think that Fifty-7 is going to appeal to a lot of people."

Toby Ballard Managing Director, Strongvox Homes



Queens Square, Bristol City Centre



Kingswood Park, Kingswood



Colston Hall, Bristol City Centre

Welcome to Fifty-7

Fifty-7 in Kingswood, Bristol is our latest beautifully thought out Strongvox development.

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built approximately 900 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.



cabot
circus



UNIVERSITY OF
BRISTOL
WILLS MEMORIAL BUILDING

ROYAL CRESCENT





Pulteney Bridge and Weir, Bath



Victoria Rooms, Bristol

Explore Bath, Bristol and South Gloucestershire

A gateway to the South West, South Gloucestershire spreads north from Keynsham to Wootton-under-Edge, taking in Yate and Thornbury. A small part of the Cotswolds and the National Trust Site of Dyrham Park are also in this district.

Bristol has bars on boats through to art galleries in former toilets helping to bring an independent spirit to the city. The city that gave us Banksy, Wallace & Gromit and even created Ribena was voted the Best City in Britain in which to live by The Sunday Times in 2014.

To the south east of Kingswood is the city of Bath - a UNESCO World Heritage Site famously known for its natural hot springs and 18th-century Georgian architecture, making it one of the most wonderful historic places to visit locally

Bristol Parkway to London (by train) 1 hour 18 mins

Kingswood to London (by car) 2 hour 10 mins

Kingswood to Birmingham (by car) 1 hour 35 mins

Kingswood to Swindon (by car) 41 mins

Kingswood to Cheltenham (by car) 46 mins

Kingswood to Cardiff (by car, with tolls) 47 mins



M32

EASTVILLE
PARK

A1474


Fifty-7

KINGSWOOD

1
2
3

DURDHAM
DOWNS

CLIFTON
SUSPENSION
BRIDGE

6

CABOT
TOWER

7

5

8

ASHTON
COURT

BRISTOL

4

A420

5

KEYNSHAM



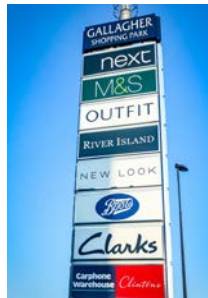
1. Computer generated development scene Fifty-7



2. High Street, Kingswood



3. Kingswood Park



4. Gallagher Shopping Park and Vue Cinema Complex



5. The Roman Baths, Bath



6. Bristol University



7. Bristol Harbourside



8. Temple Meads Station

Fifty-7, Kingswood, Bristol

Fifty-7, Kingswood, Bristol is an exciting new development of 1 and 2 bed apartments.

Kingswood is an urban area in South Gloucestershire on the eastern border of the City of Bristol. The location offers a wealth of amenities from parks and schools to shopping on the High Street and Kings Chase Shopping Centre. Close by at Aspect Leisure Centre you will find a Vue cinema, bowlplex, restaurants, leisure centre and gym next to Gallagher Shopping Park with lots of big name shops. Further afield Keynsham Train Station offers local links to Bath, Bristol and direct services to London.

The historic city of Bristol has plenty to do and see - shopping at Cabot Circus, the Clifton Suspension Bridge, parkland, the harbourside and excellent dining and nightlife.

M4/M5 junction	12 mins (car)
Bristol City Centre	13 mins (car)
Keynsham	18 mins (car)
Temple Meads Train Station	20 mins (car)
Bath	32 mins (car)
Bristol International Airport	44 mins (car)

SOUTHEY AVENUE

BRIGHTON PLACE

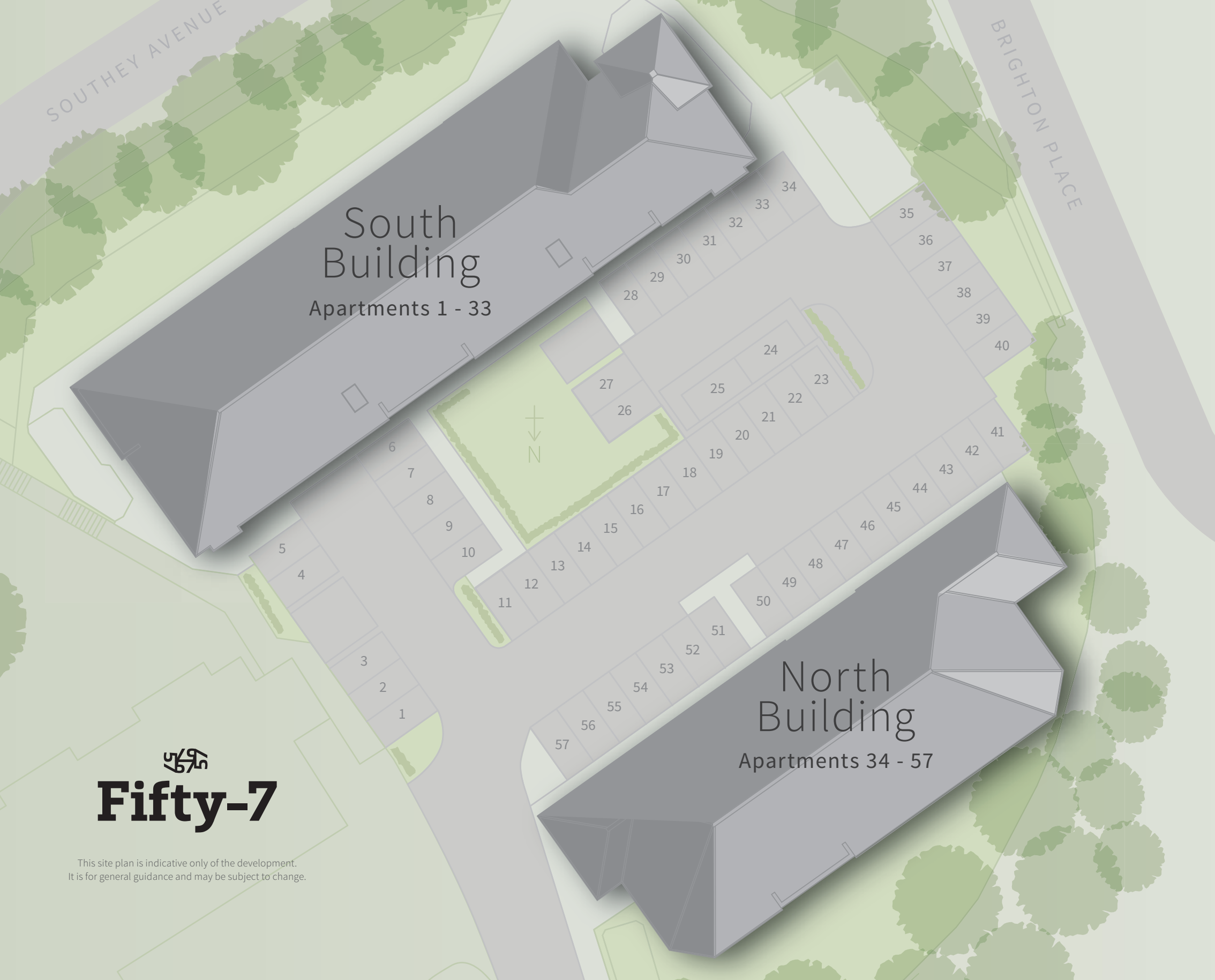
South Building
Apartments 1 - 33

North Building
Apartments 34 - 57



Fifty-7

This site plan is indicative only of the development.
It is for general guidance and may be subject to change.



South Building

North Building

South Building



One Bed Apartments

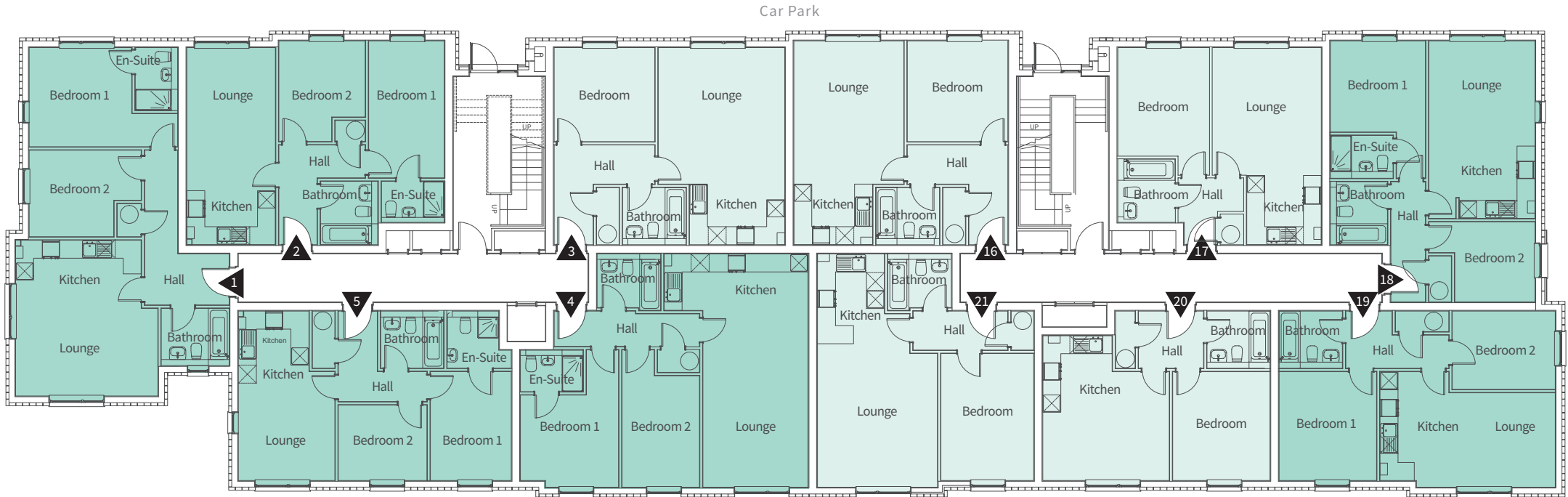
Ground Floor	3	16	17	20	21
First Floor	8	22	23	27	26
Second Floor	13	28	29	32	33

Two Bed Apartments

Ground Floor	1	2	4	5	18	19
First Floor	6	7	9	10	24	25
Second Floor	11	12	14	15	30	31

South Building

Ground Floor



One Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 3			Apartment 20		
Kitchen / Lounge	4253* x 6615	13' 11" x 21' 8"	Kitchen / Lounge	4252* x 4875*	13' 11" x 16'
Bedroom 1	3397 x 3168	11' 2" x 10' 5"	Bedroom 1	3283 x 3658	10' 9" x 12'
Apartment 16			Apartment 21		
Kitchen / Lounge	3706* x 6840*	12' 2" x 22' 5"	Kitchen / Lounge	4045* x 7820*	13' 3" x 25' 8"
Bedroom 1	3391 x 3393	11' 1" x 11' 2"	Bedroom 1	3126 x 4264	10' 3" x 14'
Apartment 17					
Kitchen / Lounge	3662* x 6615	12' x 21' 8"			
Bedroom 1	3088 x 4252*	10' 2" x 13' 11"			

Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 1			Apartment 5		
Kitchen / Lounge	4790* x 5228	15' 9" x 17' 2"	Kitchen / Lounge	3252* x 5601*	10' 8" x 18' 4"
Bedroom 1	4999* x 3338	16' 5" x 10' 11"	Bedroom 1	2734 x 3664	9' x 12'
Bedroom 2	3773 x 2910*	12' 4" x 9' 7"	Bedroom 2	2980 x 2550	9' 9" x 8' 4"
Apartment 2			Apartment 18		
Kitchen / Lounge	2994 x 6615	9' 10" x 21' 8"	Kitchen / Lounge	3575 x 5952	11' 9" x 19' 6"
Bedroom 1	2558 x 4603	8' 5" x 15' 1"	Bedroom 1	3202 x 4614	10' 6" x 15' 2"
Bedroom 2	2900 x 3300*	9' 6" x 10' 10"	Bedroom 2	3575* x 2704*	11' 9" x 8' 10"
Apartment 4			Apartment 19		
Kitchen / Lounge	4838* x 7820	15' 10" x 25' 8"	Kitchen / Lounge	5879 x 3658*	19' 3" x 12'
Bedroom 1	3311* x 4614*	10' 10" x 15' 2"	Bedroom 1	3283 x 3658	10' 9" x 12'
Bedroom 2	2607* x 4614*	8' 7" x 15' 2"	Bedroom 2	3470 x 2643	11' 5" x 8' 8"

PLEASE NOTE: more detailed floor plans and elevations for each property are available on request. As each property is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Please ask if you require further details or clarification. *Indicates a maximum measurement.



One Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 8			Apartment 27		
Kitchen / Lounge	4253* x 6615*	13' 11" x 21' 8"	Kitchen / Lounge	4045* x 7820*	13' 3" x 25' 8"
Bedroom 1	3397 x 3168	11' 2" x 10' 5"	Bedroom 1	3126 x 4264	10' 3" x 14'
Apartment 22			Apartment 26		
Kitchen / Lounge	3706* x 6840*	12' 2" x 22' 5"	Kitchen / Lounge	4252* x 4875*	13' 11" x 16'
Bedroom 1	3391 x 3393	11' 1" x 11' 2"	Bedroom 1	3283 x 3658	10' 9" x 12'
Apartment 23					
Kitchen / Lounge	3662* x 6615*	12' x 21' 8"			
Bedroom 1	3088* x 4252*	10' 2" x 13' 11"			

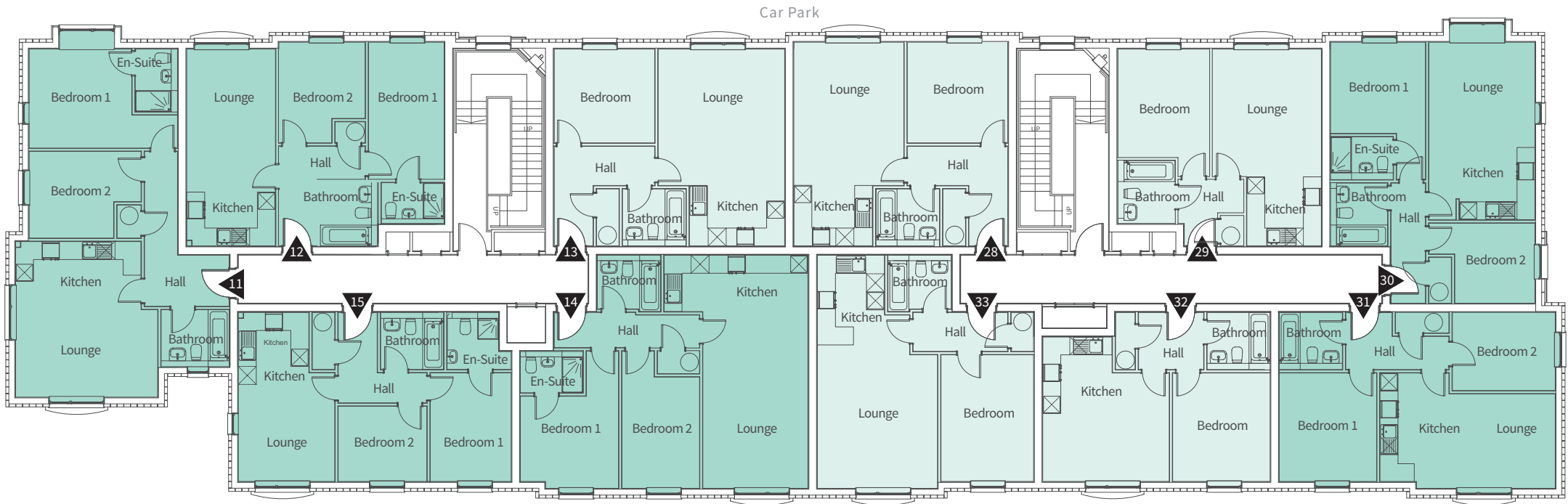
Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 6			Apartment 10		
Kitchen / Lounge	4790* x 5228	15' 9" x 17' 2"	Kitchen / Lounge	3252* x 5601*	10' 8" x 18' 4"
Bedroom 1	4999* x 3338*	16' 5" x 10' 11"	Bedroom 1	2734 x 3664	9' x 12'
Bedroom 2	3773* x 2910*	12' 4" x 9' 7"	Bedroom 2	2980 x 2550	9' 9" x 8' 4"
Apartment 7			Apartment 24		
Kitchen / Lounge	2994 x 6615	9' 10" x 21' 8"	Kitchen / Lounge	3575* x 5952	11' 9" x 19' 6"
Bedroom 1	2558 x 4603	8' 5" x 15' 1"	Bedroom 1	3202* x 4614*	10' 6" x 15' 2"
Bedroom 2	2900* x 3300*	9' 6" x 10' 10"	Bedroom 2	3575* x 2704	11' 9" x 8' 10"
Apartment 9			Apartment 25		
Kitchen / Lounge	4838* x 7820*	15' 10" x 25' 8"	Kitchen / Lounge	5879 x 3658*	19' 3" x 12'
Bedroom 1	3311* x 4614*	10' 10" x 15' 2"	Bedroom 1	3283 x 3658	10' 9" x 12'
Bedroom 2	2607* x 4614*	8' 7" x 15' 2"	Bedroom 2	3470 x 2643	11' 5" x 8' 8"

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South Building

Second Floor



One Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 13			Apartment 32		
Kitchen / Lounge	4253* x 6615*	13' 11" x 21' 8"	Kitchen / Lounge	4252* x 4875*	13' 11" x 16'
Bedroom 1	3397 x 3168	11' 2" x 10' 5"	Bedroom 1	3283 x 3658	10' 9" x 12'
Apartment 28			Apartment 33		
Kitchen / Lounge	3706* x 6840*	12' 2" x 22' 5"	Kitchen / Lounge	4045* x 7820*	13' 3" x 25' 8"
Bedroom 1	3391 x 3393	11' 1" x 11' 2"	Bedroom 1	3126 x 4264	10' 3" x 14'
Apartment 29					
Kitchen / Lounge	3662 x 6615*	12' x 21' 8"			
Bedroom 1	3088 x 4252*	10' 2" x 13' 11"			

Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 11			Apartment 15		
Kitchen / Lounge	4790* x 5228	15' 9" x 17' 2"	Kitchen / Lounge	3252* x 5601*	10' 8" x 18' 4"
Bedroom 1	4999* x 3338	16' 5" x 10' 11"	Bedroom 1	2734 x 3664	9' x 12'
Bedroom 2	3773* x 2910*	12' 4" x 9' 7"	Bedroom 2	2980 x 2550	9' 9" x 8' 4"
Apartment 12			Apartment 30		
Kitchen / Lounge	2994 x 6615	9' 10" x 21' 8"	Kitchen / Lounge	3575 x 5952	11' 9" x 19' 6"
Bedroom 1	2558 x 4603	8' 5" x 15' 1"	Bedroom 1	3202* x 4614*	10' 6" x 15' 2"
Bedroom 2	2900* x 3300*	9' 6" x 10' 10"	Bedroom 2	3575* x 2704*	11' 9" x 8' 10"
Apartment 14			Apartment 31		
Kitchen / Lounge	4838* x 7820*	15' 10" x 25' 8"	Kitchen / Lounge	5879 x 3658	19' 3" x 12'
Bedroom 1	3311* x 4614*	10' 10" x 15' 2"	Bedroom 1	3283 x 3658	10' 9" x 12'
Bedroom 2	2607* x 4614*	8' 7" x 15' 2"	Bedroom 2	3470 x 2643	11' 5" x 8' 8"

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South Building



North Building



North Building



Two Bed Apartments

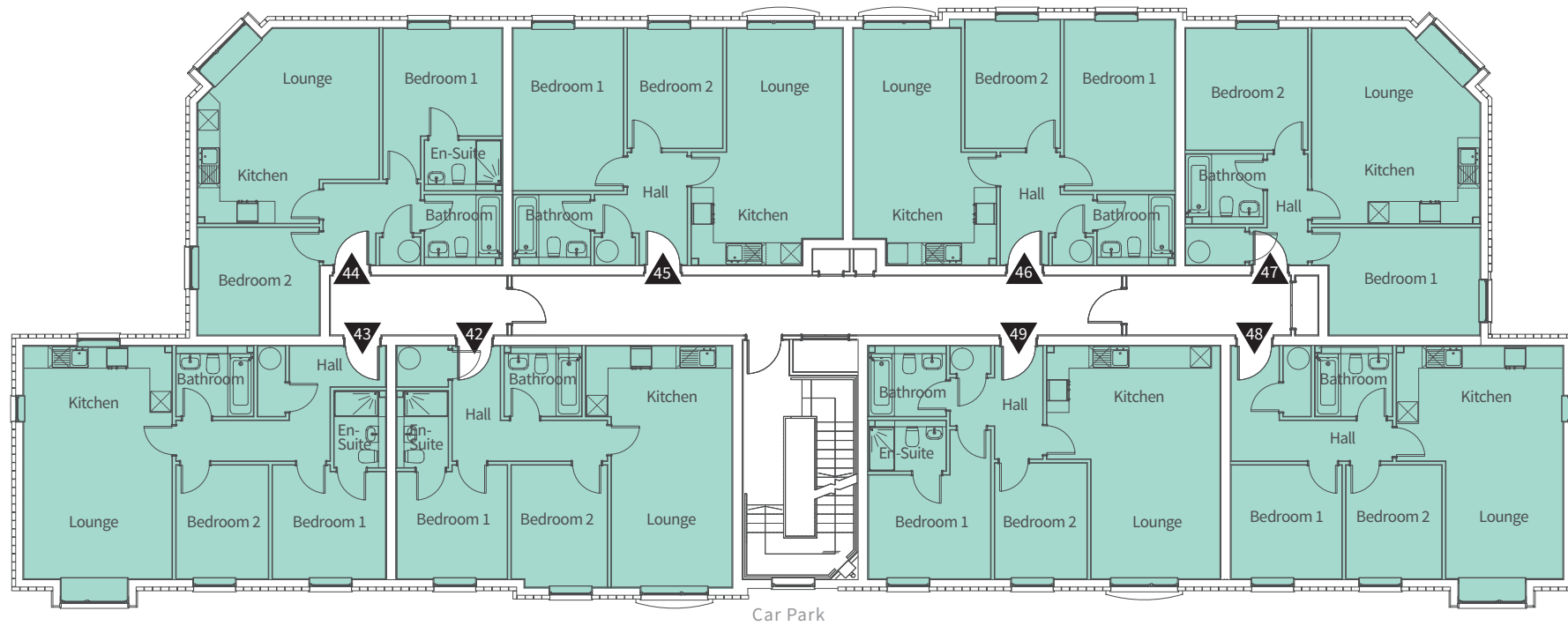
Ground Floor	34	35	36	37	38	39	40	41
First Floor	42	43	44	45	46	47	48	49
Second Floor	50	51	52	53	54	55	56	57



Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 34	Kitchen / Lounge	4000* x 6590*	13' 1" x 21' 7"	Apartment 36	Kitchen / Lounge	4963* x 5332*	16' 3" x 17' 6"	Apartment 38	Kitchen / Lounge	3911* x 6471*	12' 10" x 21' 3"
	Bedroom 1	3037 x 3120*	10' x 10' 3"		Bedroom 1	3261* x 4133*	10' 8" x 13' 7"		Bedroom 1	3032 x 4665	9' 11" x 15' 4"
	Bedroom 2	2625 x 3345	8' 7" x 11'		Bedroom 2	3350 x 2955	11' x 9' 8"		Bedroom 2	2608 x 3515	8' 7" x 11' 6"
Apartment 35	Kitchen / Lounge	4066 x 6365	13' 4" x 20' 11"	Apartment 37	Kitchen / Lounge	4142* x 6471*	13' 7" x 21' 3"	Apartment 39	Kitchen / Lounge	4599* x 5339*	15' 1" x 17' 6"
	Bedroom 1	3111 x 3120	10' 2" x 10' 3"		Bedroom 1	3032 x 4440	9' 11" x 14' 7"		Bedroom 1	4599* x 2948*	15' 1" x 9' 8"
	Bedroom 2	2525 x 3120	8' 3" x 10' 3"		Bedroom 2	2608 x 3290	8' 7" x 10' 9"		Bedroom 2	3351 x 3338	11' x 10' 11"
								Apartment 40	Kitchen / Lounge	4551* x 6365*	14' 11" x 20' 11"
									Bedroom 1	3044 x 3120	10' x 10' 3"
									Bedroom 2	2625 x 3120	8' 7" x 10' 3"
								Apartment 41	Kitchen / Lounge	4738* x 6365*	15' 6" x 20' 11"
									Bedroom 1	3358 x 4075	11' x 13' 4"
									Bedroom 2	2525 x 3174	8' 3" x 10' 5"

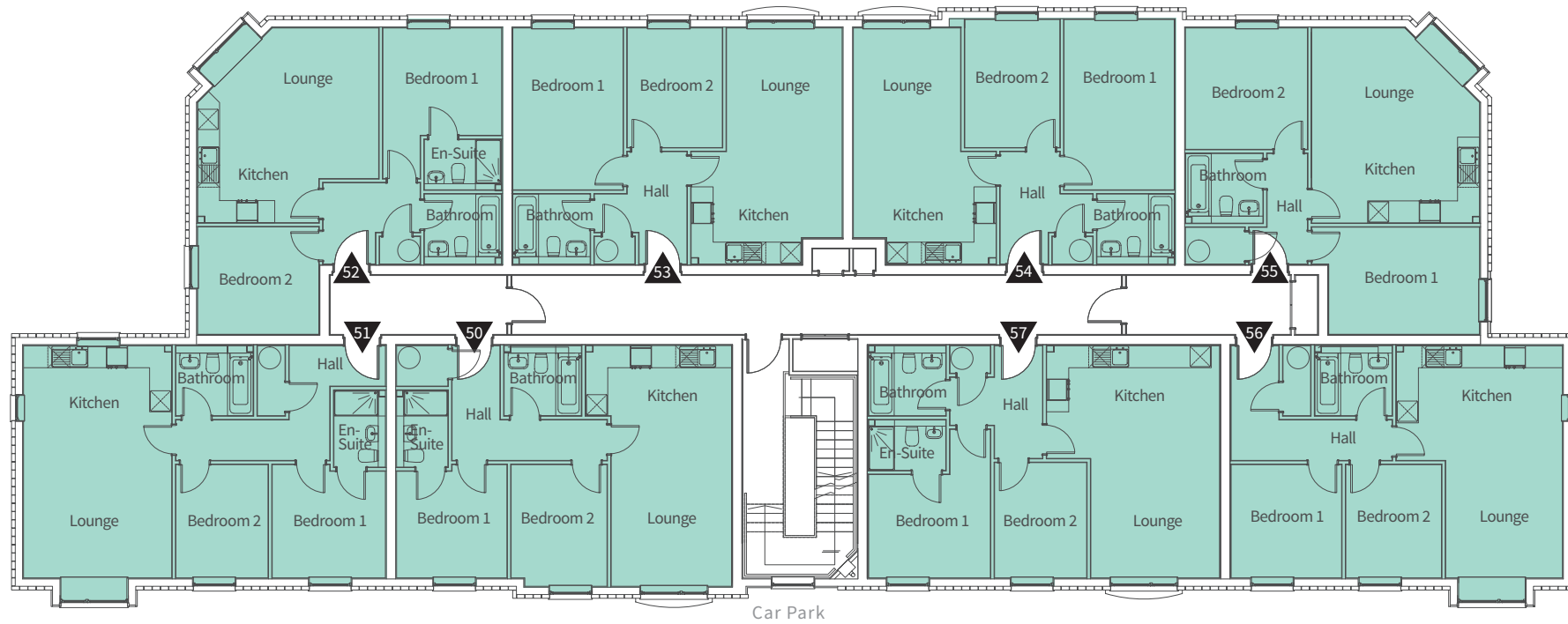
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Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 42	Kitchen / Lounge	4000 x 6590	13' 1" x 21' 7"	Apartment 44	Kitchen / Lounge	4963 x 5332	16' 3" x 17' 6"	Apartment 46	Kitchen / Lounge	3911 x 6471	12' 10" x 21' 3"
	Bedroom 1	3037 x 3120	10' 0" x 10' 3"		Bedroom 1	3261 x 4133	10' 8" x 13' 7"		Bedroom 1	3032 x 4665	9' 11" x 15' 4"
	Bedroom 2	2625 x 3345	8' 7" x 11'		Bedroom 2	3350 x 2955	11' x 9' 8"		Bedroom 2	2608 x 3515	8' 7" x 11' 6"
Apartment 43	Kitchen / Lounge	4066 x 6365	13' 4" x 20' 11"	Apartment 45	Kitchen / Lounge	4142 x 6471	13' 7" x 21' 3"	Apartment 47	Kitchen / Lounge	4599 x 5339	15' 1" x 17' 6"
	Bedroom 1	3111 x 3120	10' 2" x 10' 3"		Bedroom 1	3032 x 4440	9' 11" x 14' 7"		Bedroom 1	4599 x 2948	15' 1" x 9' 8"
	Bedroom 2	2525 x 3120	8' 3" x 10' 3"		Bedroom 2	2608 x 3290	8' 7" x 10' 9"		Bedroom 2	3351 x 3338	11' x 10' 11"
								Apartment 48	Kitchen / Lounge	4551 x 6365	14' 11" x 20' 11"
									Bedroom 1	3044 x 3120	10' x 10' 3"
									Bedroom 2	2625 x 3120	8' 7" x 10' 3"
								Apartment 49	Kitchen / Lounge	4738 x 6365	15' 6" x 20' 11"
									Bedroom 1	3358 x 4075	11' x 13' 4"
									Bedroom 2	2525 x 3174	8' 3" x 10' 5"

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Two Bed Dimensions

Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches	Apartment	Millimetres	Feet/inches
Apartment 50			Apartment 52			Apartment 54			Apartment 56		
Kitchen / Lounge	4000 x 6590	13' 1" x 21' 7"	Kitchen / Lounge	4963 x 5332	16' 3" x 17' 6"	Kitchen / Lounge	3911 x 6471	12' 10" x 21' 3"	Kitchen / Lounge	4551 x 6365	14' 11" x 20' 11"
Bedroom 1	3037 x 3120	10' x 10' 3"	Bedroom 1	3261 x 4133	10' 8" x 13' 7"	Bedroom 1	3032 x 4665	9' 11" x 15' 4"	Bedroom 1	3044 x 3120	10' x 10' 3"
Bedroom 2	2625 x 3345	8' 7" x 11'	Bedroom 2	3350 x 2955	11' x 9' 8"	Bedroom 2	2608 x 3515	8' 7" x 11' 6"	Bedroom 2	2625 x 3120	8' 7" x 10' 3"
Apartment 51			Apartment 53			Apartment 55			Apartment 57		
Kitchen / Lounge	4066 x 6365	13' 4" x 20' 11"	Kitchen / Lounge	4142 x 6471	13' 7" x 21' 3"	Kitchen / Lounge	4599 x 5339	15' 1" x 17' 6"	Kitchen / Lounge	4738 x 6365	15' 6" x 20' 11"
Bedroom 1	3111 x 3120	10' 2" x 10' 3"	Bedroom 1	3032 x 4440	9' 11" x 14' 7"	Bedroom 1	4599 x 2948	15' 1" x 9' 8"	Bedroom 1	3358 x 4075	11' x 13' 4"
Bedroom 2	2525 x 3120	8' 3" x 10' 3"	Bedroom 2	2608 x 3290	8' 7" x 10' 9"	Bedroom 2	3351 x 3338	11' x 10' 11"	Bedroom 2	2525 x 3174	8' 3" x 10' 5"

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High specification

Every aspect of the final specification has been thought about with you in mind. From the contemporary design, through to the practical benefits of modern living, to Hansgrohe taps with Crosswater valves that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

hansgrohe

NHBC

Tileflair

crosswater^x

smeg

Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel single oven, electric hob and hood extractor fan
- Integrated fridge/freezer and washer/dryer
- A glass splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Recessed down lighters to kitchen area

Bathroom and En-suite**

- The bathroom, en-suite and cloakroom are equipped with contemporary sanitary ware in white with stylish Hansgrohe taps
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling
- Half height tiling by Tile Flair to the bathroom over the bath basin (semi-pedestal) and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites

Decoration and Internal Finish

- Each home features a white smooth emulsion finish to the walls and ceilings
- White panelled internal doors
- All homes feature smooth finish timber front door with standard dead lock and night latch

Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and bedrooms with wiring for Virgin and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway

Energy Efficiency, Heating and Insulation

- Modern, efficient, slim line electric heating system
- Double glazed uPVC windows provided throughout
- Cavity wall and roof insulation installed to NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- Communal gardens. Note some apartments benefit from their own private garden. Please ask the Sales Advisor for further details
- Video door entry system
- Each apartment has a parking space and bike storage

NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

*Subject to build stage

**Where en-suite is incorporated

Inspirations™

Be inspired by our range of extras on offer to personalise your dream home. Ask our Sales Advisor for more information.



Example Kitchen installed at Amingford Grange, Trull development

Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



hansgrohe

NABC

Tileflair

crosswater^x

smeg

Individual homes for independent lives

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of two, three and four bedroom homes at Fifty-7 where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

.

We are available to answer any questions and are on hand to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

.

You will be kept fully informed about the progress of your purchase

.

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

.

All aspects of your new home will be fully demonstrated to you before you move in

.

Your new home is covered by a 10 year NHBC warranty and we will provide you with information about the cover

.

You will be provided with information about our after-sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

.

You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



STRONGVOX
HOMES



Location



Directions from M4 J19 to Southey Avenue

Take the M32 towards Bristol leaving at the first junction heading on the ring road (A4174) across the traffic lights. Take the second exit off the first roundabout Bromley Heath Road (A4017), turn left on to Cleve Hill (A4017). After nearly ½ mile turn right onto Badminton Road (A4017/A432). Take the first exit at the roundabout to North Street (A4017). After 1¼ miles turn left into Syston Way. Continue on New Cheltenham Road for just under a ⅓ mile going over one roundabout. At the next roundabout take the third exit onto Church Road and continue for ¼ mile before turning left into Southey Avenue.

For Sat Nav: BS15 1QY

ENQUIRIES: 0800 4725538

**STRONGVOX**
HOMES

fifty-7@strongvox.co.uk

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

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The information in these particulars does not constitute any part of a contract or warranty. Design and print production: Harvest Design, Somerset