



Blackberry Hill Fishponds

lindenhomes.co.uk

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

Linden
HOMES



Blackberry Hill Fishponds

1, 2, 3 and 4 bedroom homes in a vibrant corner of Bristol.

Bristol is one of the UK's best cities to live in and buy. Its many attractions include Cabot Circus, the harbourside, the Grade II listed Colston Hall, boutique shopping, independent bistros, cafés and bars, beautiful views and countless cultural destinations.

And just 4 miles from its beating heart lies the bustling, up and coming city suburb of Fishponds. Here you'll find lots of local, independent stores and cafés, plus banks, Ofsted rated schools such as Bristol Metropolitan Academy and Fishponds Church of England Academy,

GP surgery and Post Office. There's also two attractive Victorian parks to enjoy, as well as numerous cycling and walking trails for you to explore.

For commuters, Blackberry Hill is convenient for access into and out of the City Centre, with easy routes to the M32, M4 & M5, South Wales, City of Bath, Devon and Cornwall. Stapleton Road station is just 2.2 miles away, for services to Bristol Temple Meads (7 minutes) and Bristol Parkway (11 minutes). Bristol Airport is about 12 miles away.

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

lindenhomes.co.uk/blackberryhill

Linden
HOMES

Development layout



4 bedroom home

- The Beech
- The Hazel

3 bedroom home

- The Acacia
- The Ash
- The Alder
- The Cherry
- The Poplar
- The Willow

2 bedroom home

- The Ivy

1, 2 & 3 bedroom apartments

- Hawthorn House

1 & 2 bedroom apartments

- Chestnut House
- Oakwood House
- The Pines

1 bedroom apartments

- Firlands
- Wayfaring Heights

*Affordable homes

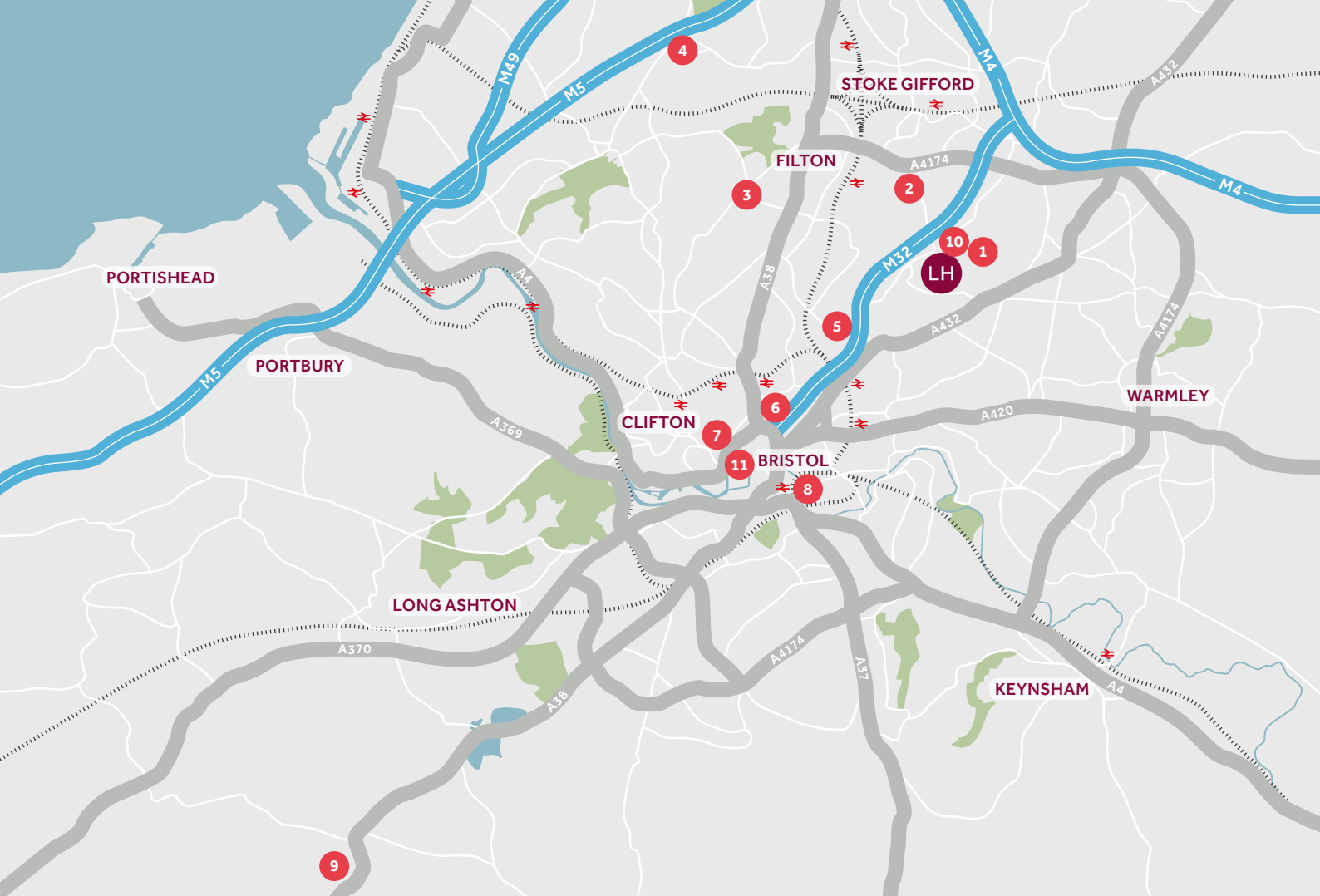
- 3 bedroom homes
- 2 bedroom homes
- 2 bedroom homes

*Affordable apartments

- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments
- 1 & 2 bedroom apartments

BS	Bin Store	►	Drive Through/ Car Port Entrance
SS	Sub Station	V	Visitor Parking Space
GG	Gas Governor	♿	Disabled Parking Space
►	Garage Entrance	†	Community/ Commercial Unit
•	Bollards		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Around the local neighbourhood

- | | | | |
|--|--|---|---|
| 1 Oldbury Court Estate | 4 The Mall at Cribbs Causeway | 7 Bristol Hippodrome | 10 Snuff Mills |
| 2 University of the West of England | 5 Eastgate Retail Park and IKEA | 8 Bristol Temple Meads train station | 11 Harbourside/ Restaurant quarter |
| 3 Southmead Hospital | 6 Cabot Circus | 9 Bristol Airport | |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
XGTW162/September 2020.

lindenhomes.co.uk/blackberryhill

Linden
HOMES

Chestnut House

1 & 2 bedroom homes

Homes 268, 269, 270, 271, 272, 273, 274, 275 & 276

ONE BEDROOM HOMES

Home 269

Kitchen/Living/Dining Area

5.70m x 4.72m 18'8" x 15'6"

Bedroom 1

4.63m x 3.20m 15'2" x 10'6"

Home 270

Kitchen/Living/Dining Area

4.70m x 4.10m 15'5" x 13'5"

Bedroom 1

3.65m x 2.88m 12'0" x 9'5"

Home 272

Kitchen/Living/Dining Area

4.75m x 4.10m 15'7" x 13'5"

Bedroom 1

4.80m x 3.00m 15'9" x 9'10"

Home 273

Kitchen/Living/Dining Area

6.91m x 3.93m 22'8" x 12'11"

Bedroom 1

4.74m x 2.90m 15'7" x 9'6"

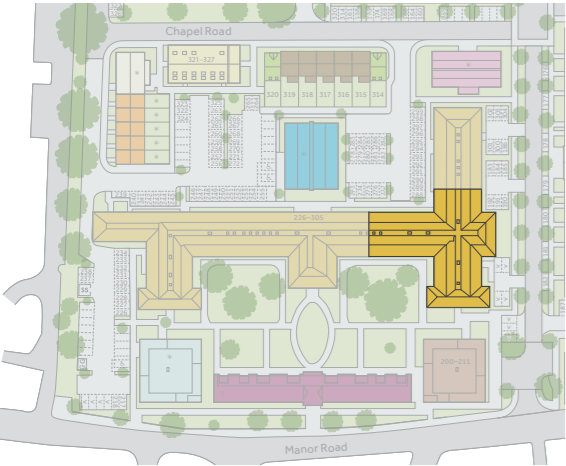
Home 274

Kitchen/Living/Dining Area

5.60m x 4.43m 18'4" x 14'6"

Bedroom 1

4.64m x 3.53m 15'3" x 11'7"



Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales consultant for specific details. 1833075/November 2021.

Core 3 | Ground Floor Apartments



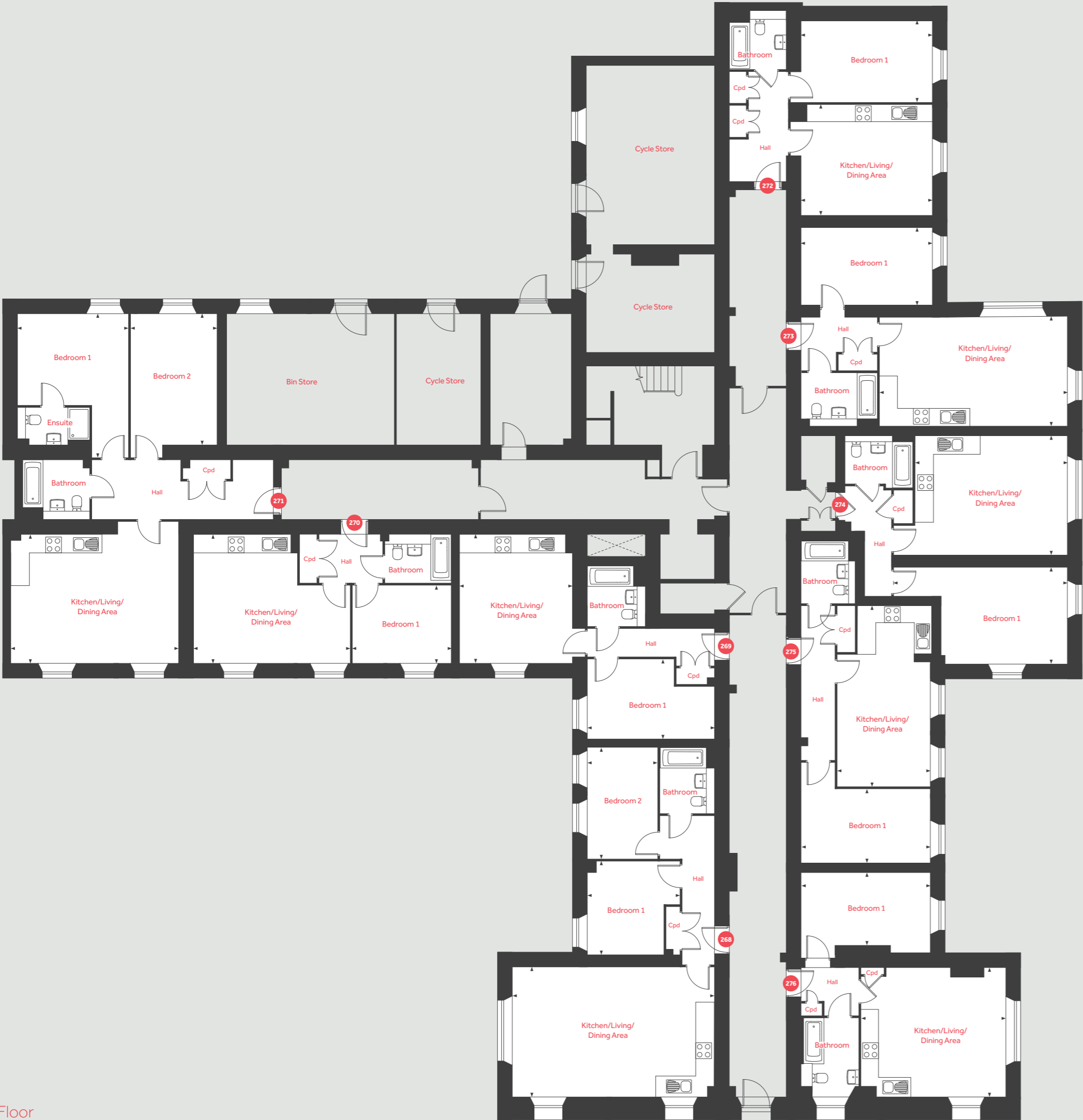
Chestnut House

A collection of 1 & 2 bedroom homes in Fishponds

Linden
HOMES

Blackberry Hill
Fishponds, Bristol BS16 2EW | 01173 211 240
lindenhomes.co.uk/blackberryhill

Linden
HOMES

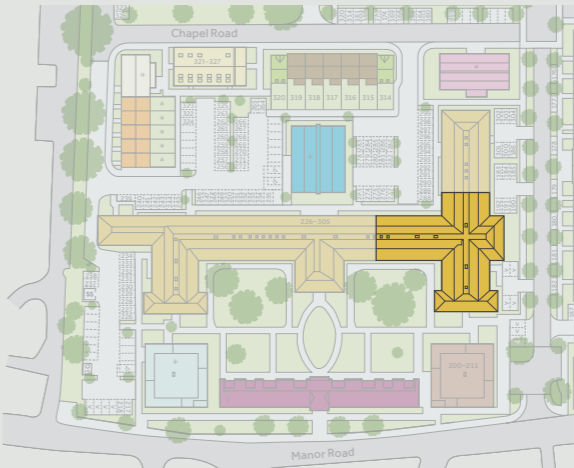


Home 275		
Kitchen/Living/Dining Area		
6.71m x 3.44m	22'0" x 11'3"	
Bedroom 1		
4.71m x 2.80m	15'5" x 9'2"	

TWO BEDROOM HOMES

Home 268		
Kitchen/Living/Dining Area		
7.60m x 4.61m	24'11" x 15'1"	
Bedroom 1		
4.14m x 3.52m	13'7" x 11'7"	
Bedroom 2		
3.52m x 2.84m	11'7" x 9'4"	

Home 271		
Kitchen/Living/Dining Area		
6.22m x 4.73m	20'5" x 15'6"	
Bedroom 1		
4.82m x 4.10m	15'10" x 13'5"	
Bedroom 2		
4.82m x 3.15m	15'10" x 10'4"	



Chestnut House

1 & 2 bedroom homes

Homes 277, 278, 279, 280, 281, 282, 283, 284, 285 & 286

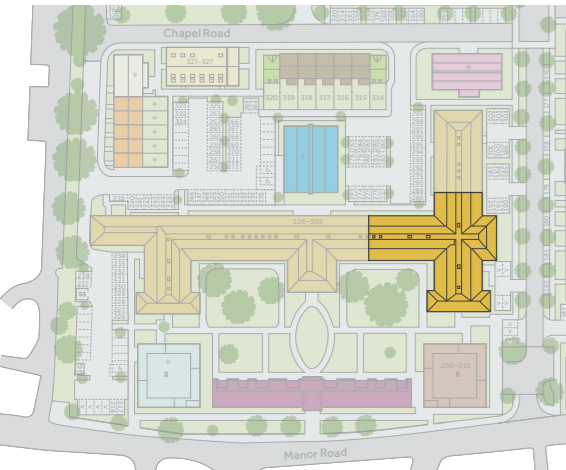
ONE BEDROOM HOMES

Home 278		
Kitchen/Living/Dining Area		
4.74m x 4.00m	15'7" x 13'1"	
Bedroom 1		
4.77m x 3.14m	15'8" x 10'4"	

Home 280		
Kitchen/Living/Dining Area		
7.72m x 4.51m	25'4" x 14'10"	
Bedroom 1		
4.71m x 2.77m	15'5" x 9'1"	

Home 283		
Kitchen/Living/Dining Area		
4.77m x 4.20m	15'8" x 13'9"	
Bedroom 1		
4.60m x 2.81m	15'1" x 9'3"	

Home 284		
Kitchen/Living/Dining Area		
5.72m x 4.80m	18'9" x 15'9"	
Bedroom 1		
3.70m x 2.91m	12'2" x 9'7"	



Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales consultant for specific details. 1833075/November 2021.

Core 3 | First Floor Apartments



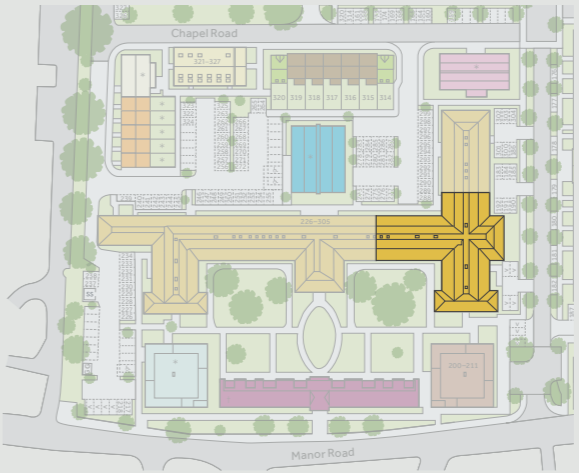
Chestnut House

A collection of 1 & 2 bedroom homes in Fishponds

Linden
HOMES

Blackberry Hill
Fishponds, Bristol BS16 2EW | 01173 211 240
lindenhomes.co.uk/blackberryhill

Linden
HOMES



TWO BEDROOM HOMES

Home 277		
Kitchen/Living/Dining Area		
5.00m x 4.70m	16'5" x 15'5"	
Bedroom 1		
4.60m x 3.55m	15'1" x 11'8"	
Bedroom 2		
3.50m x 3.38m	11'6" x 11'1"	

Home 279		
Kitchen/Living/Dining Area		
6.50m x 4.78m	21'4" x 15'8"	
Bedroom 1		
5.42m x 3.00m	17'9" x 9'10"	
Bedroom 2		
4.74m x 3.00m	15'7" x 9'10"	

Home 281		
Kitchen/Living/Dining Area		
10.36m x 4.70m	34'0" x 15'5"	
Bedroom 1		
4.71m x 3.30m	15'5" x 10'10"	
Bedroom 2		
3.30m x 2.64m	10'10" x 8'8"	

Home 282		
Kitchen/Living/Dining Area		
7.55m x 2.56m	24'9" x 8'5"	
Bedroom 1		
4.34m x 3.31m	14'3" x 10'10"	
Bedroom 2		
3.50m x 3.00m	11'6" x 9'10"	

Home 285		
Kitchen/Living/Dining Area		
6.21m x 4.74m	20'4" x 15'7"	
Bedroom 1		
5.40m x 4.04m	17'9" x 13'3"	
Bedroom 2		
4.82m x 3.14m	15'10" x 10'4"	

Home 286		
Kitchen/Living/Dining Area		
4.82m x 3.44m	15'10" x 11'3"	
Bedroom 1		
3.63m x 3.40m	11'11" x 11'2"	
Bedroom 2		
3.80m x 2.76m	12'6" x 9'1"	

Chestnut House

1 & 2 bedroom homes

Homes 287, 288, 289, 290, 291, 292, 293, 294, 295 & 296

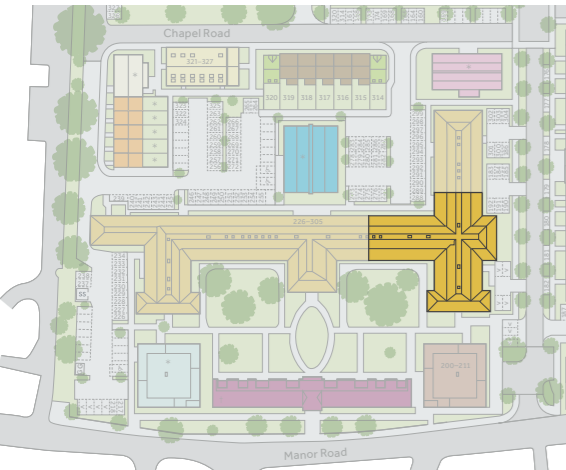
ONE BEDROOM HOMES

Home 288		
Kitchen/Living/Dining Area		
4.73m x 4.14m	15'6" x 13'7"	
Bedroom 1		
4.80m x 3.04m	15'9" x 10'0"	

Home 290		
Kitchen/Living/Dining Area		
7.70m x 4.60m	25'3" x 15'1"	
Bedroom 1		
4.82m x 2.80m	15'10" x 9'2"	

Home 293		
Kitchen/Living/Dining Area		
4.79m x 4.16m	15'9" x 13'8"	
Bedroom 1		
4.66m x 2.91m	15'3" x 9'7"	

Home 294		
Kitchen/Living/Dining Area		
5.94m x 4.80m	19'6" x 15'9"	
Bedroom 1		
3.63m x 2.93m	11'11" x 9'7"	



Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales consultant for specific details. 1833075/November 2021.

Core 3 | Second Floor Apartments



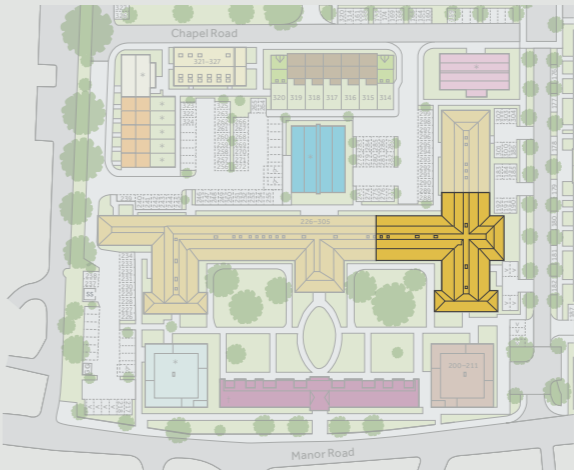
Chestnut House

A collection of 1 & 2 bedroom homes in Fishponds

Linden
HOMES

Blackberry Hill
Fishponds, Bristol BS16 2EW | 01173 211 240
lindenhomes.co.uk/blackberryhill

Linden
HOMES



TWO BEDROOM HOMES

Home 287		
Kitchen/Living/Dining Area		
5.00m x 4.60m	16'5" x 15'1"	
Bedroom 1		
4.20m x 3.40m	13'9" x 11'2"	
Bedroom 2		
3.50m x 2.98m	11'6" x 9'9"	

Home 289		
Kitchen/Living/Dining Area		
6.44m x 4.80m	21'2" x 15'9"	
Bedroom 1		
6.54m x 3.00m	21'5" x 9'10"	
Bedroom 2		
4.80m x 3.10m	15'9" x 10'2"	

Home 291		
Kitchen/Living/Dining Area		
10.5m x 4.55m	34'5" x 14'11"	
Bedroom 1		
4.70m x 3.61m	15'5" x 11'10"	
Bedroom 2		
3.52m x 3.30m	11'7" x 10'10"	

Home 292		
Kitchen/Living/Dining Area		
7.53m x 4.61m	24'8" x 15'1"	
Bedroom 1		
4.39m x 3.31m	14'5" x 10'10"	
Bedroom 2		
3.46m x 2.96m	11'4" x 9'9"	

Home 295		
Kitchen/Living/Dining Area		
6.12m x 4.75m	20'1" x 15'7"	
Bedroom 1		
4.89m x 3.14m	16'1" x 10'4"	
Bedroom 2		
5.30m x 5.00m	17'5" x 16'5"	

Home 296		
Kitchen/Living/Dining Area		
5.51m x 4.81m	18'1" x 15'9"	
Bedroom 1		
3.43m x 3.41m	11'3" x 11'2"	
Bedroom 2		
3.63m x 2.93m	11'11" x 9'7"	

Core 4 | Ground, First and Second Floor Apartments



Chestnut House

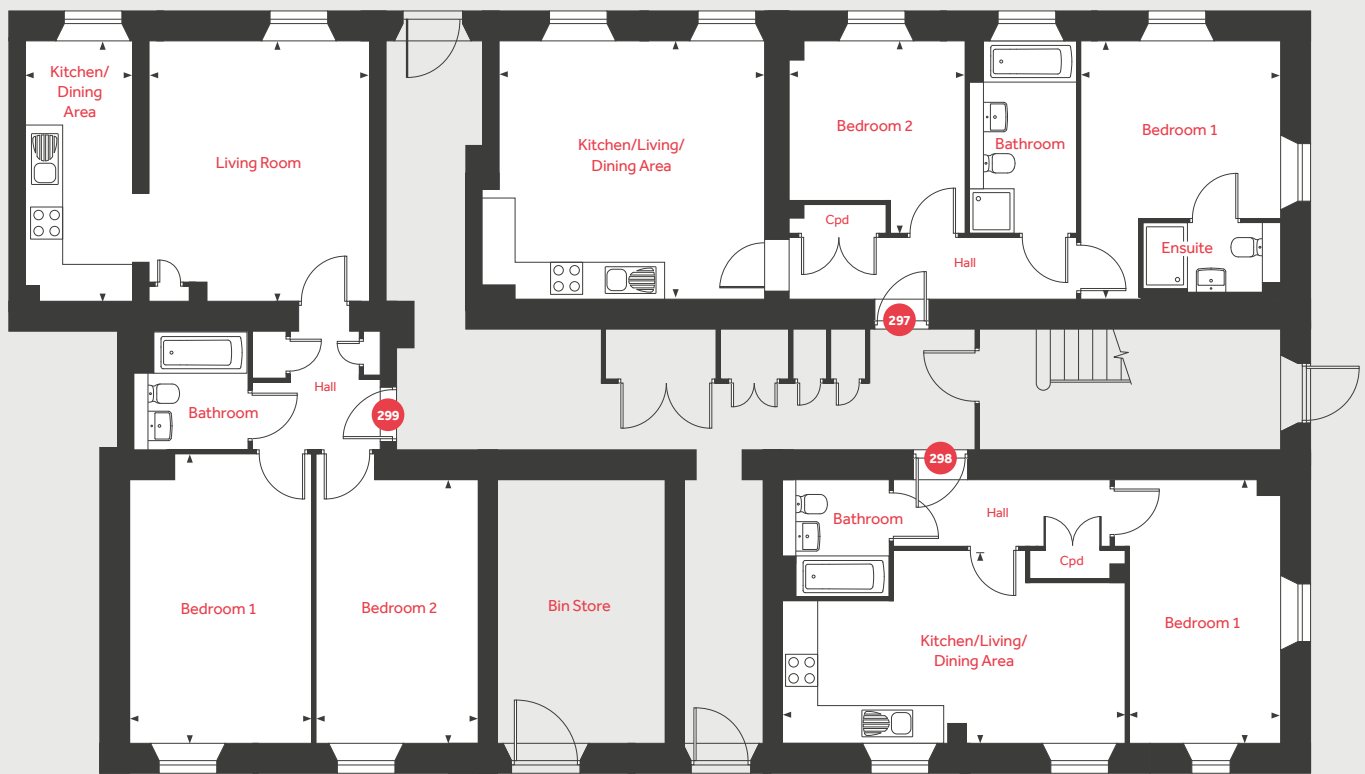
A collection of 1 & 2 bedroom homes
in Fishponds

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

lindenhomes.co.uk/blackberryhill

Linden
HOMES



Ground Floor

Home 297

Kitchen/Living/Dining Area
4.90m x 4.80m 16'1" x 15'9"

Bedroom 1
3.53m x 3.20m 11'7" x 10'6"

Bedroom 2
3.50m x 3.20m 11'6" x 10'6"

Home 298

Kitchen/Living/Dining Area
6.29m x 3.46m 20'8" x 11'4"

Bedroom 1
4.74m x 2.61m 15'7" x 8'7"

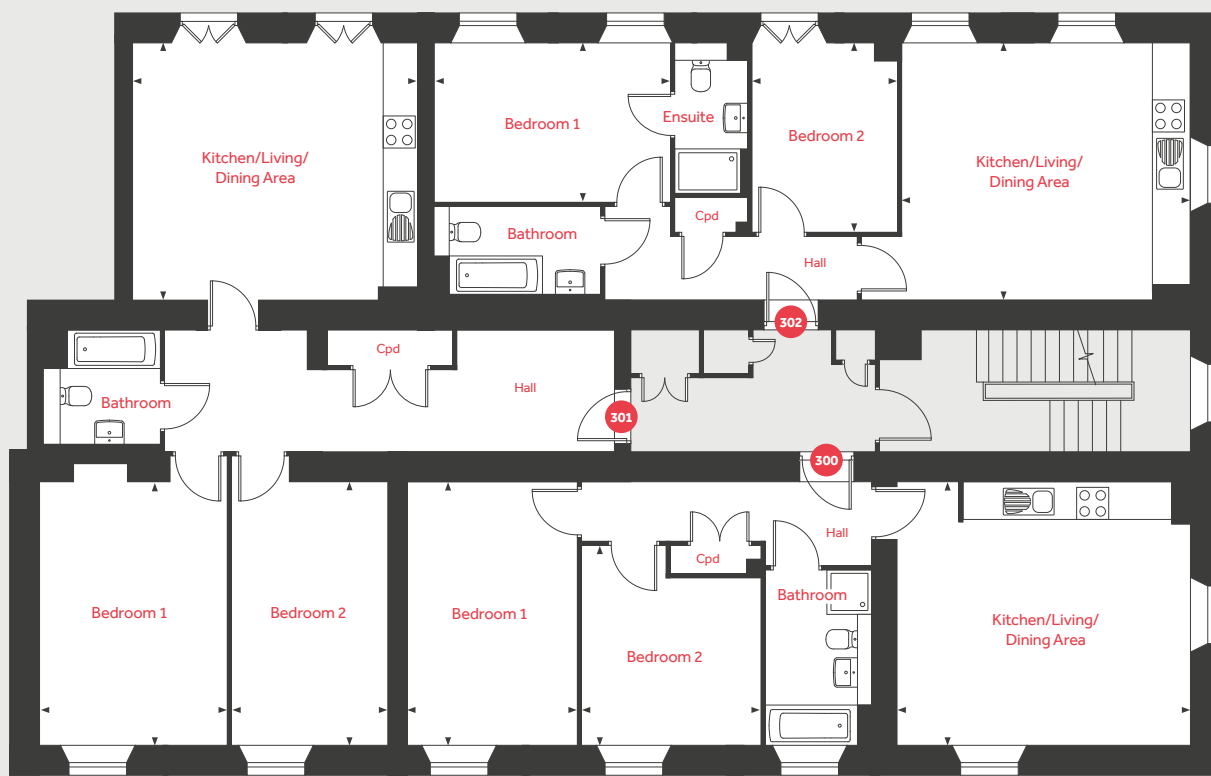
Home 299

Kitchen/Dining Area
4.65m x 1.96m 15'3" x 6'5"

Living Room
4.65m x 4.03m 15'3" x 13'3"

Bedroom 1
5.29m x 3.31m 17'4" x 10'10"

Bedroom 2
4.79m x 2.95m 15'9" x 9'8"



First Floor

Cpd Cupboard ◀ ▶ Measuring points

Home 300

Kitchen/Living/Dining Area
5.23m x 4.75m 17'2" x 15'7"

Bedroom 1
4.77m x 3.10m 15'8" x 10'2"

Bedroom 2
3.61m x 3.29m 11'10" x 10'10"

Home 301

Kitchen/Living/Dining Area
5.25m x 4.62m 17'3" x 15'2"

Bedroom 1
4.77m x 3.44m 15'8" x 11'3"

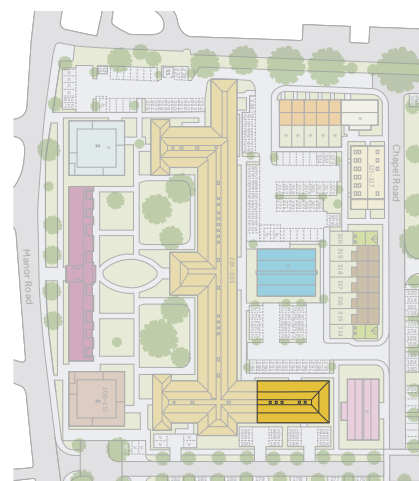
Bedroom 2
4.77m x 2.93m 15'8" x 9'7"

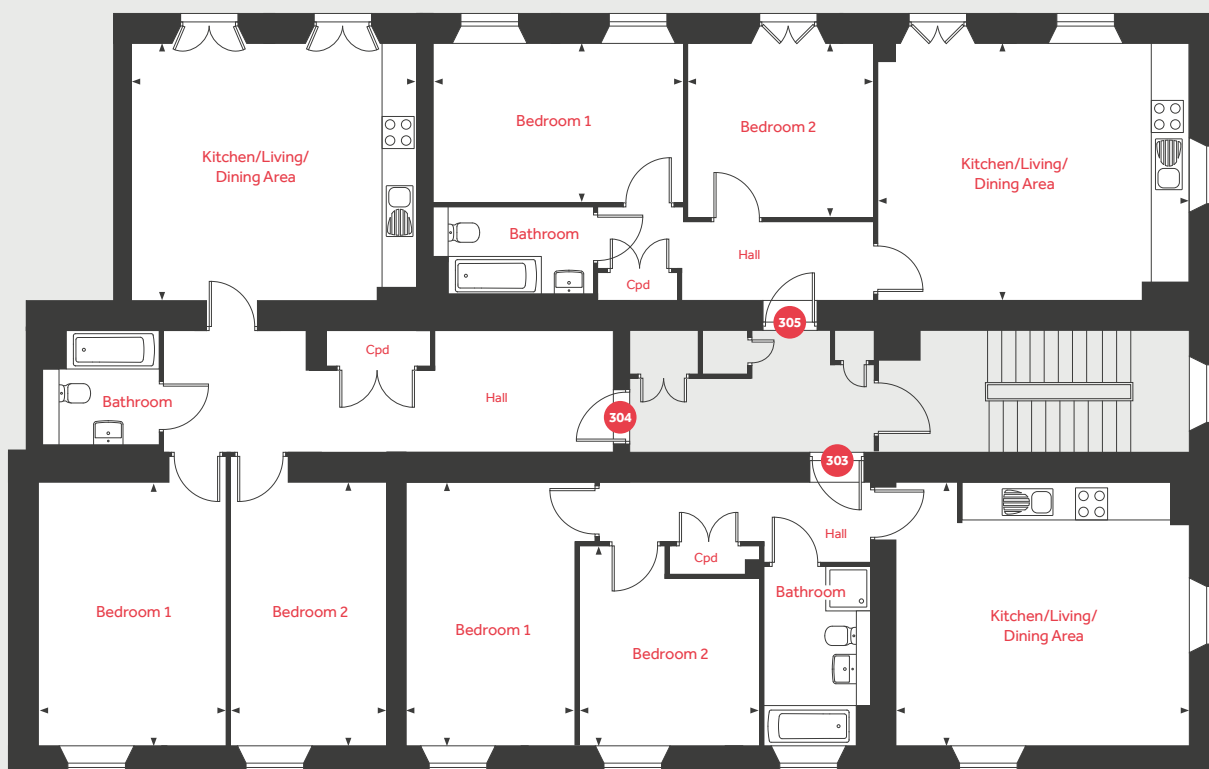
Home 302

Kitchen/Living/Dining Area
5.32m x 4.64m 17'5" x 15'3"

Bedroom 1
4.32m x 2.88m 14'2" x 9'5"

Bedroom 2
3.50m x 2.94m 11'6" x 9'8"





Second Floor

Cpd Cupboard ◀ ▶ Measuring points

Home 303

Kitchen/Living/Dining Area
5.28m x 4.75m 17'4" x 15'7"
Bedroom 1
4.78m x 3.10m 15'8" x 10'2"
Bedroom 2
3.32m x 3.01m 10'11" x 9'11"

Home 304

Kitchen/Living/Dining Area
5.25m x 4.94m 17'3" x 16'2"
Bedroom 1
4.78m x 2.94m 15'8" x 9'8"
Bedroom 2
4.77m x 3.43m 15'8" x 11'3"

Home 305

Kitchen/Living/Dining Area
5.76m x 4.63m 18'11" x 15'2"
Bedroom 1
4.57m x 2.82m 15'0" x 9'3"
Bedroom 2
3.40m x 3.14m 11'2" x 10'4"

Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales consultant for specific details. 1833075/November 2021.

Linden
HOMES



Chestnut House Specification

We give you so much more

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

lindenhomes.co.uk/blackberryhill

Linden
HOMES

Specification

We give you so much more

1 & 2 bedroom
apartments

Kitchen

Gloss kitchen units from the Symphony range with under-cupboard lighting	■
Inset 1½ bowl stainless steel sink with drainer set laminate worktops with matching upstands	■
Stainless steel single oven and ceramic hob	■
Stainless steel chimney hood and glass splashback	■
Integrated fridge/freezer	■
Integrated dishwasher	■
Integrated washing machine	■
Vinyl flooring included	■

Bathrooms, Ensuites and Cloakrooms

Tempo sanitaryware with contemporary chrome fittings	■
Porcelanosa full height tiling to 3 sides of the bath with half height tiling to remainider of sanitaryware walls in bathroom	■
Porcelanosa full height tiling to shower cubicle in ensuite (where applicable) with half height tiling to remainder of sanitaryware walls	■
Shower screen to bath	■
Enclosed shower cubicle with sliding doors to ensuite	■
Recessed spotlights to bathroom and ensuite (where applicable)	■
Shaver point in bathroom	■
Vinyl flooring included (ensuite where applicable)	■

Electrical & Lighting

BT Hub in main living area	■
TV outlet to main living area and all bedrooms	■
Sky and TV outlet to living room (Sky subject to subscription by customer)	■
Pendants to all rooms except kitchen area; lighting spec for kitchen area to each apartment is available on request	■
Mains-powered smoke detectors with back-up battery	■
Mains-powered Carbon monoxide detector	■
Audio door entry system	■

Internal Finishes

Internal white single panel Shaker doors with chrome handles	■
Internal walls finished in white emulsion	■
Internal woodwork to be pure white finish	■

Heating

Gas-fired heating, feeding radiators with Honeywell programmer and thermostat	■
---	---

General

Double-glazed windows	■
-----------------------	---

Linden
HOMES



The Beech 4 bedroom home

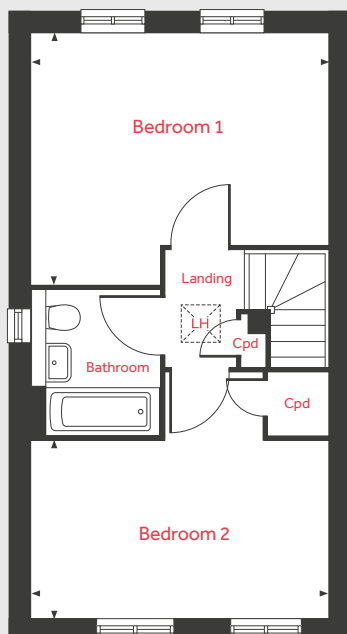
Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

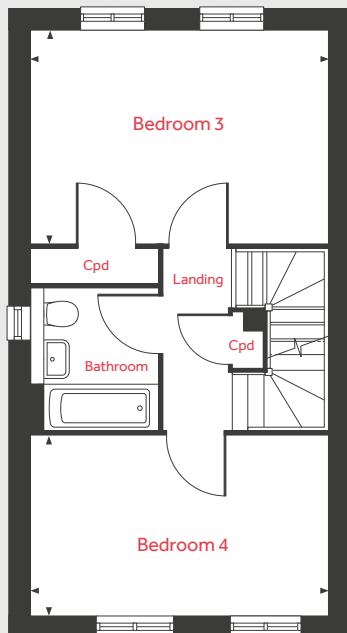
lindenhomes.co.uk/blackberryhill

Linden
HOMES

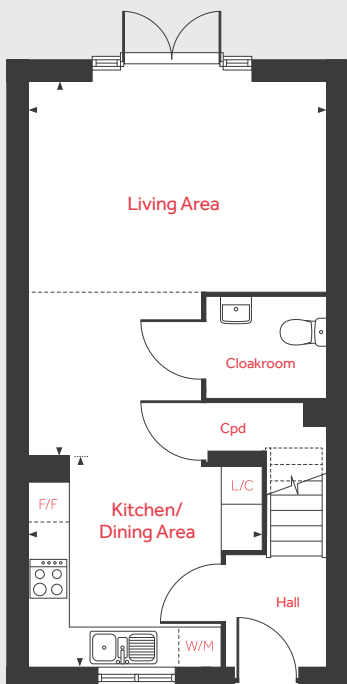
Second Floor



First Floor



Ground Floor



The Beech

4 bedroom home

Ground Floor

Kitchen/Dining Area

5.71m x 3.53m 18'9" x 11'7"

Living Area

4.53m x 3.22m 14'10" x 10'7"

First Floor

Bedroom 3

4.53m x 3.22m 14'10" x 10'7"

Bedroom 4

4.53m x 2.73m 14'10" x 8'11"

Second Floor

Bedroom 1

4.53m x 3.80m 14'10" x 12'6"

Bedroom 2

4.53m x 3.76m 14'10" x 12'4"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	W/M	Integrated washing machine
- - -	Optional wall partition	◀ ▶	Measuring points
L/C	Larder cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XGTW162/August 2020.

Linden
HOMES



The Willow 3 bedroom home

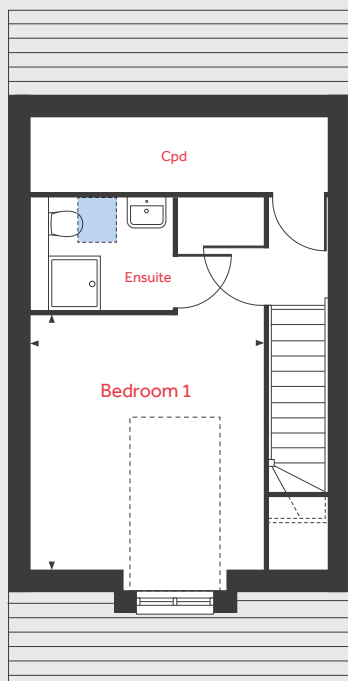
Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

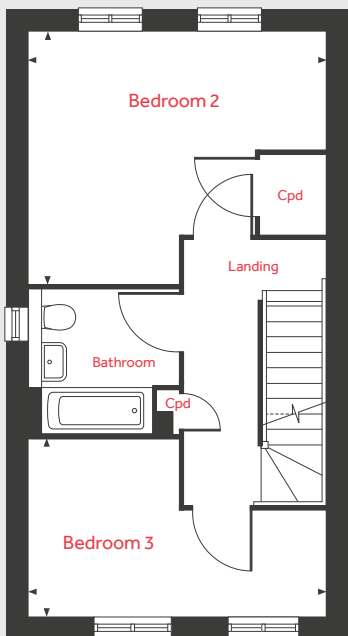
lindenhomes.co.uk/blackberryhill

Linden
HOMES

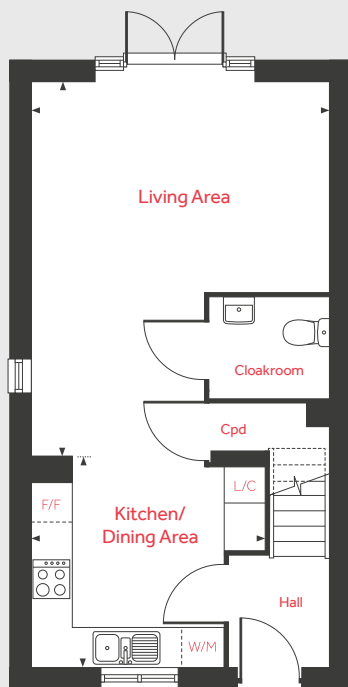
Second Floor



First Floor



Ground Floor



The Willow

3 bedroom home

Ground Floor

Kitchen/Dining Area

5.71m x 3.53m 18'9" x 11'7"

Living Room

4.53m x 3.22m 14'10" x 10'7"

First Floor

Bedroom 2

4.53m x 3.80m 14'10" x 12'6"

Bedroom 3

4.53m x 2.73m 14'10" x 8'11"

Second Floor

Bedroom 1

5.79m x 3.53m 19'0" x 11'7"

Cpd	Cupboard	Velux window
F/F	Integrated fridge freezer	Measuring points
W/M	Integrated washing machine	Lower headroom and vaulted ceiling
L/C	Full height larder cupboard	

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XGTW162/August 2020.

Linden
HOMES



Specification

We give you so much more

Blackberry Hill

Fishponds, Bristol BS16 2EW | 01173 211 240

lindenhomes.co.uk/blackberryhill

Linden
HOMES

Specification

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

Kitchens

Symphony fitted kitchen with premium worktops, upstands and stainless steel splashback behind hob	<input type="checkbox"/>	<input type="checkbox"/>
Drawer unit with soft-close drawers	<input type="checkbox"/>	<input type="checkbox"/>
Electric fan oven	<input type="checkbox"/>	<input type="checkbox"/>
Gas hob	<input type="checkbox"/>	<input type="checkbox"/>
Integrated fridge/freezer	<input type="checkbox"/>	<input type="checkbox"/>
Integrated dishwasher with plumbing and electrical supply	<input type="checkbox"/>	<input type="checkbox"/>
Integrated washing machine with plumbing and electrical supply	<input type="checkbox"/>	<input type="checkbox"/>
1½ bowl sink with Bristan Raspberry mixer tap	<input type="checkbox"/>	<input type="checkbox"/>
Downlights	<input type="checkbox"/>	<input type="checkbox"/>
Vinyl flooring included	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom, ensuite and cloakroom

Contemporary white sanitaryware with chrome fittings	<input type="checkbox"/>	<input type="checkbox"/>
Full height shower over bath with shower screen	<input type="checkbox"/>	<input type="checkbox"/>
Full height tiling to walls above bath	<input type="checkbox"/>	<input type="checkbox"/>
Full height tiling to shower enclosure	<input type="checkbox"/>	<input type="checkbox"/>
Splashback tiling above basin and toilet (bathroom and ensuite only)	<input type="checkbox"/>	<input type="checkbox"/>
Chrome towel rail (bathroom & ensuite only)	<input type="checkbox"/>	<input type="checkbox"/>
Vinyl flooring included (ensuites where applicable)	<input type="checkbox"/>	<input type="checkbox"/>

Electrical

White pendant lights throughout (excluding kitchen, cloakroom, bathroom & ensuite)	<input type="checkbox"/>	<input type="checkbox"/>
Downlights to WC, ensuite and bathroom	<input type="checkbox"/>	<input type="checkbox"/>
BT point in living room	<input type="checkbox"/>	<input type="checkbox"/>
BT points to living room and family room (where applicable)	<input type="checkbox"/>	<input type="checkbox"/>
White switchplates and sockets	<input type="checkbox"/>	<input type="checkbox"/>

Other

Walls in white emulsion	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings – flush smooth finish in White Supermatt emulsion	<input type="checkbox"/>	<input type="checkbox"/>
Internal woodwork in gloss white	<input type="checkbox"/>	<input type="checkbox"/>
White internal doors with polished chrome fittings	<input type="checkbox"/>	<input type="checkbox"/>
White gloss staircase with white newel caps and handrails	<input type="checkbox"/>	<input type="checkbox"/>
Gas fired combi boiler	<input type="checkbox"/>	<input type="checkbox"/>
External door with multipoint locking system and doorbell	<input type="checkbox"/>	<input type="checkbox"/>
Low energy external light to front door	<input type="checkbox"/>	<input type="checkbox"/>
Outside tap	<input type="checkbox"/>	<input type="checkbox"/>



Oakwood House

2 bedroom Apartments

A collection of 2 bedroom homes
in Fishponds

Blackberry Hill

Fishponds, Bristol BS16 2JZ | 01173 211 240

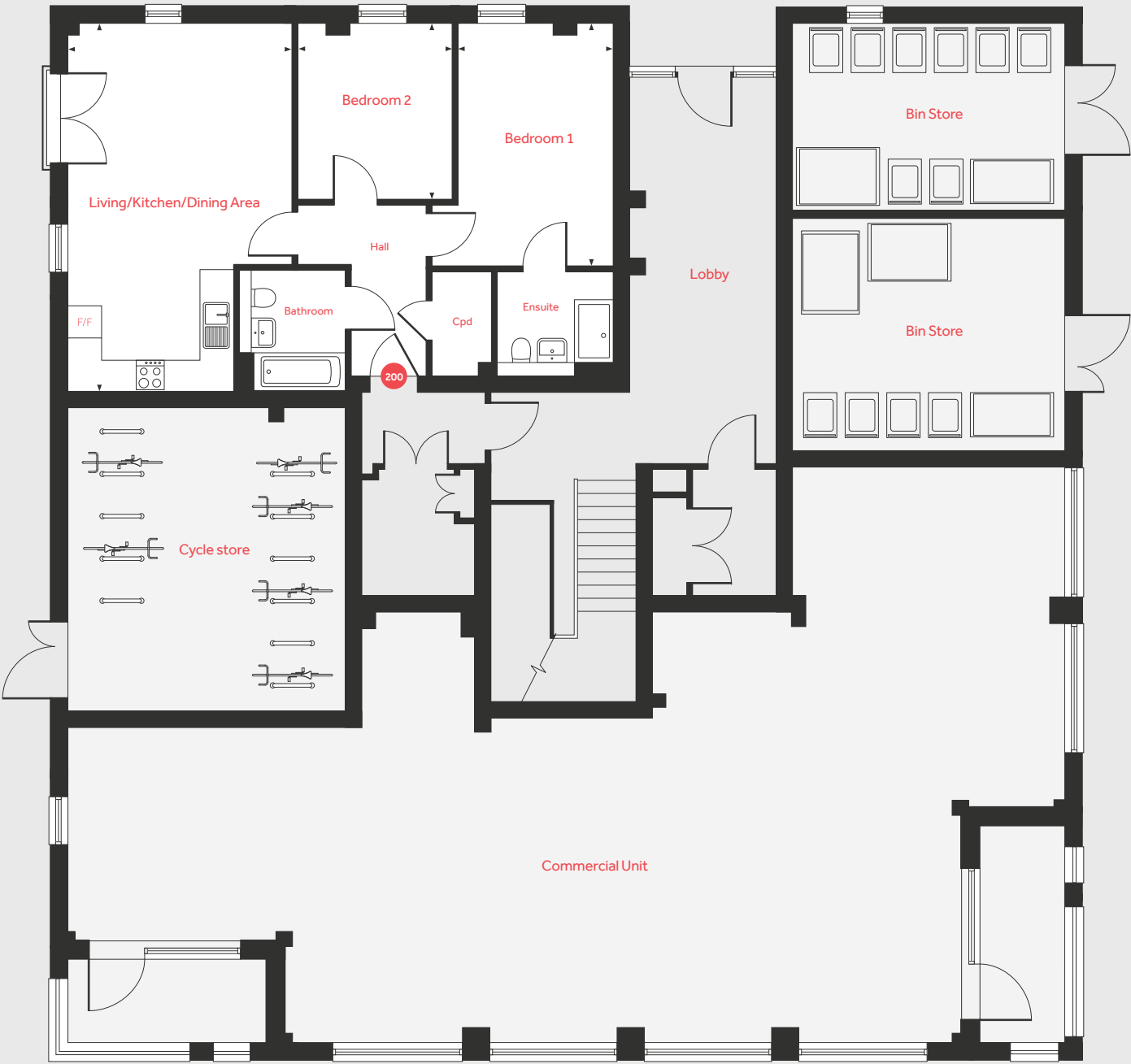
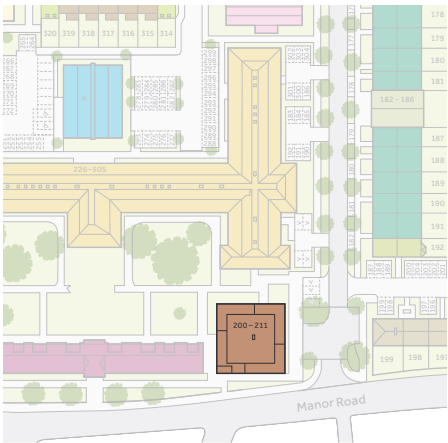
lindenhomes.co.uk/blackberryhill

Linden
HOMES

Ground Floor

Apartment 200

Living/Kitchen/Dining Area		
6.93m x 4.25m	22'9" x 13'11"	
Bedroom 1		
4.57m x 3.45m	15'0" x 11'4"	
Bedroom 2		
3.34m x 2.90m	10'11" x 9'6"	



Cpd Cupboard ◀ ▶ Measuring points
F/F Integrated fridge freezer

First Floor

Apartment 201

Living/Kitchen/Dining Area

7.50m x 4.15m 24'7" x 13'7"

Bedroom 1

4.50m x 3.42m 14'9" x 11'3"

Bedroom 2

3.24m x 2.90m 10'8" x 9'6"

Apartment 202

Living/Kitchen/Dining Area

7.40m x 5.50m 24'3" x 18'1"

Bedroom 1

3.80m x 3.34m 12'6" x 10'11"

Bedroom 2

3.20m x 3.20m 10'6" x 10'6"

Apartment 203

Living/Kitchen/Dining Area

6.00m x 4.10m 19'8" x 13'5"

Bedroom 1

3.60m x 2.93m 11'10" x 9'7"

Bedroom 2

3.44m x 3.30m 11'3" x 10'10"

Apartment 204

Living/Kitchen/Dining Area

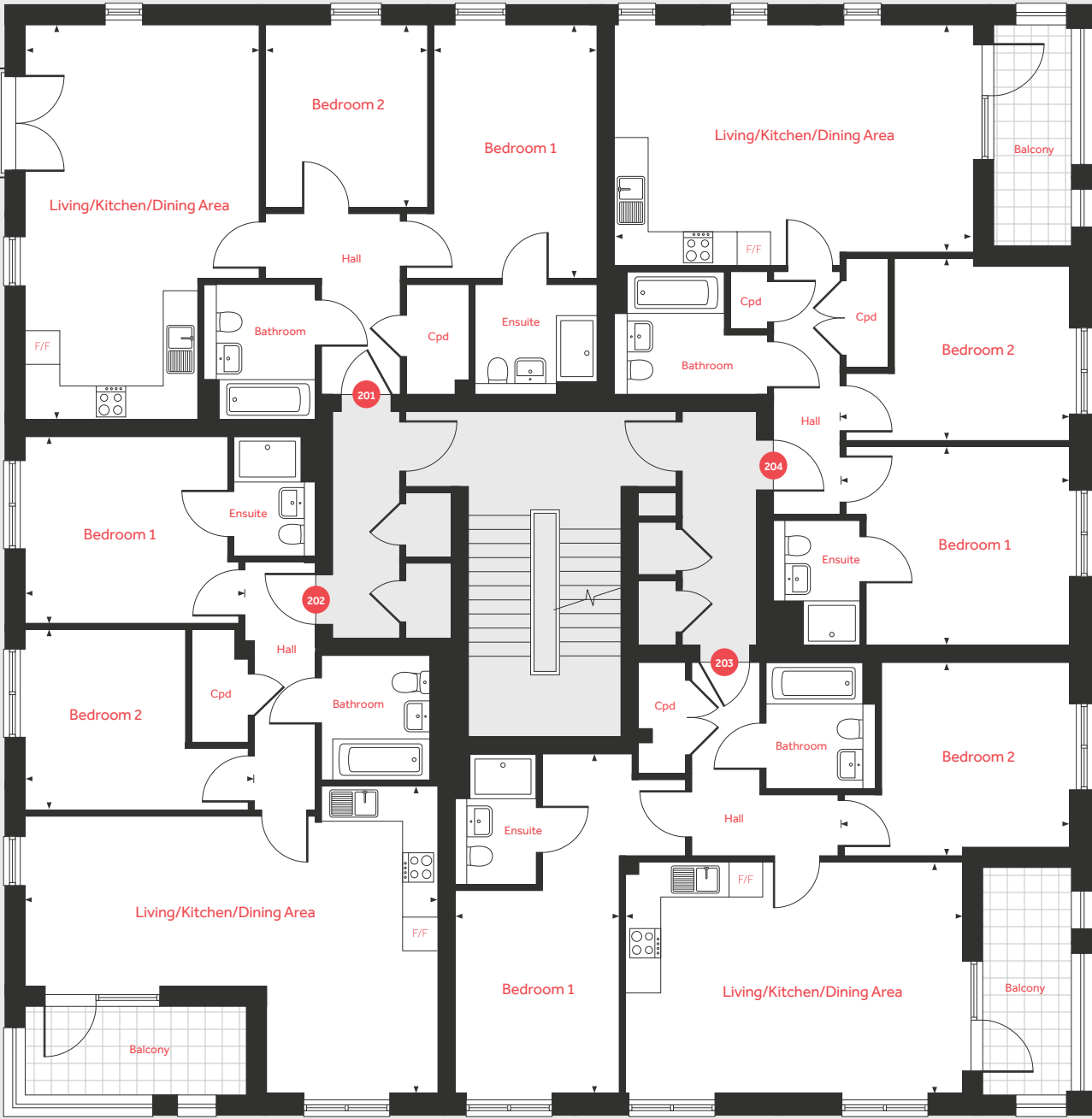
6.42m x 4.30m 21'1" x 14'1"

Bedroom 1

4.00m x 3.50m 13'1" x 11'6"

Bedroom 2

4.00m x 3.20m 13'1" x 10'6"



Second Floor

Apartment 205

Living/Kitchen/Dining Area		
7.05m x 4.20m	23'2" x 13'9"	
Bedroom 1		
4.51m x 3.92m	14'10" x 12'10"	
Bedroom 2		
3.42m x 2.90m	11'3" x 9'6"	

Apartment 206

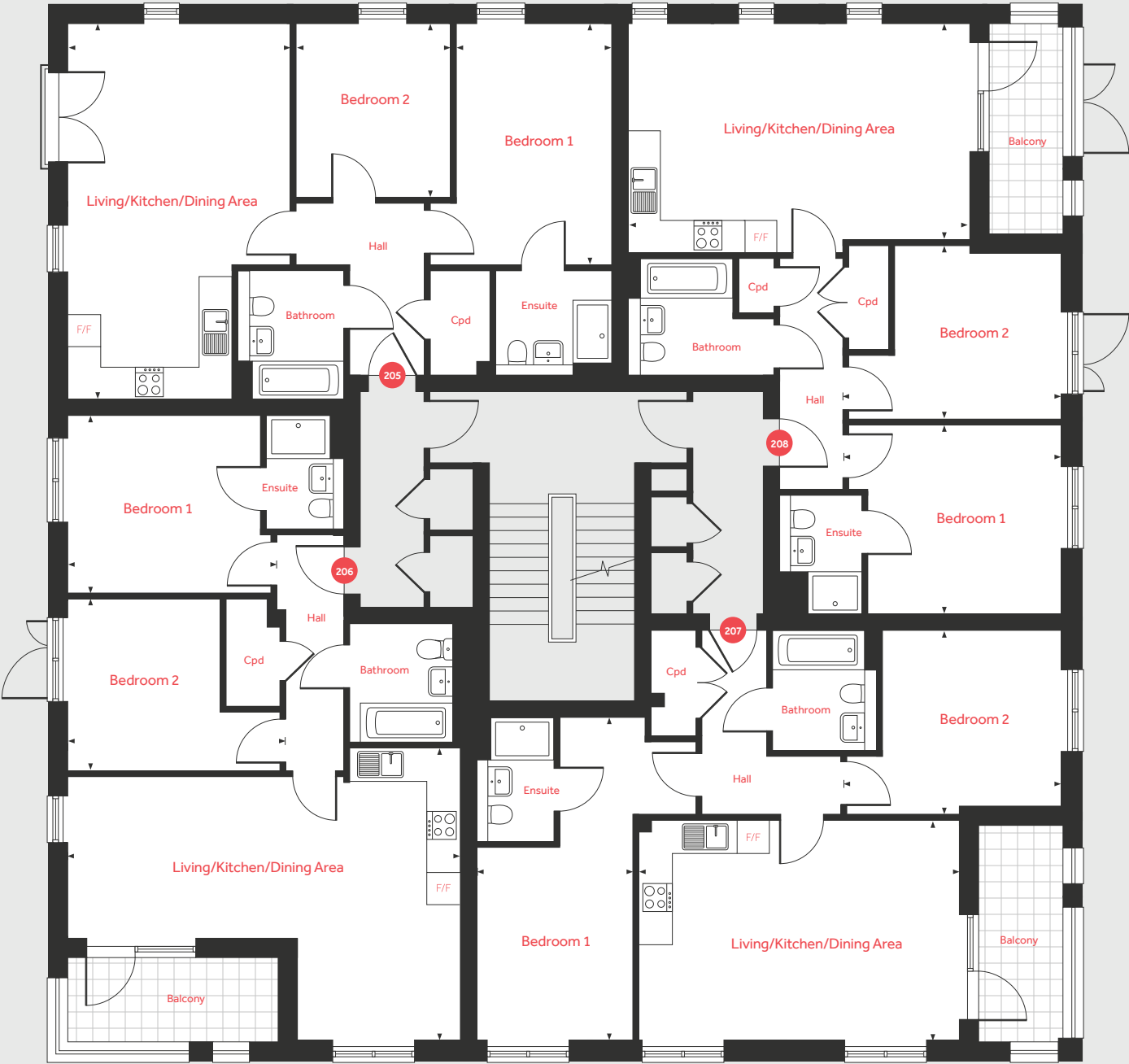
Living/Kitchen/Dining Area		
7.40m x 5.50m	24'3" x 18'1"	
Bedroom 1		
3.60m x 3.34m	11'10" x 10'11"	
Bedroom 2		
4.00m x 3.20m	13'1" x 10'6"	

Apartment 207

Living/Kitchen/Dining Area		
6.00m x 4.10m	19'8" x 13'5"	
Bedroom 1		
6.03m x 3.00m	19'9" x 9'10"	
Bedroom 2		
3.44m x 3.30m	11'3" x 10'10"	

Apartment 208

Living/Kitchen/Dining Area		
6.42m x 4.30m	21'1" x 14'1"	
Bedroom 1		
6.00m x 3.60m	19'8" x 11'10"	
Bedroom 2		
3.23m x 4.00m	10'7" x 13'1"	



Third Floor

Apartment 209

Living/Kitchen/Dining Area		
5.60m x 4.90m	18'4" x 16'1"	
Bedroom 1		
4.90m x 3.03m	16'1" x 9'11"	
Bedroom 2		
3.70m x 3.40m	12'2" x 11'2"	

Apartment 211

Living/Kitchen/Dining Area		
7.14m x 4.00m	23'5" x 13'1"	
Bedroom 1		
4.50m x 3.10m	14'9" x 10'2"	

Apartment 210

Living/Kitchen/Dining Area		
7.10m x 4.00m	23'4" x 13'1"	
Bedroom 1		
3.30m x 3.12m	10'10" x 10'3"	

