



One Lockleaze Bristol

A brand new collection of 1, 2, 3 & 4 bedroom homes
in the north east of Bristol.

One Lockleaze

Romney Avenue, Bristol, BS16 1EN | 0117 205 2337

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One Lockleaze Bristol

Development layout



4 bedroom home

- The Siston
- The Woodbridge

3 bedroom home

- The Brinkworth
- The Marden

2 bedroom home

- The Newton
- The Newton II
- The Wellow

- ▨ Apartments

- 1 & 2 beds – block plans available

Pre sold homes

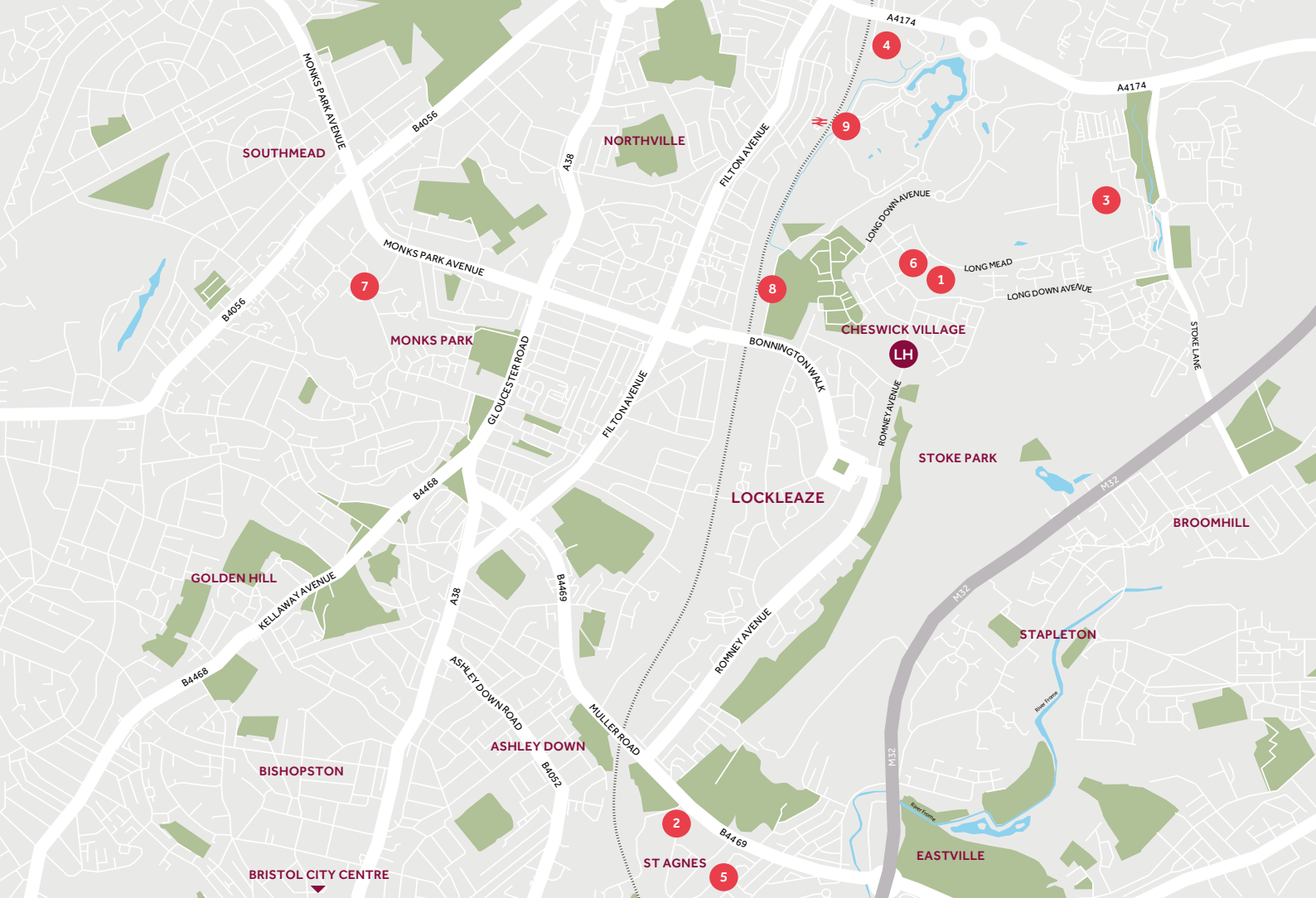
- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v visitor space
- ss sub station
- cs cycle store

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- | | | |
|---|--|--|
| 1 Walscourt Farm
BS16 1GE | 4 Abbeywood Retail Park
BS34 7JL | 7 Southmead Hospital
BS10 5NB |
| 2 Fairfield High School
BS7 9NL | 5 Eastgate Retail Park
BS5 6XU | 8 Lockleaze Sports Centre
BS7 9XF |
| 3 UWE
BS16 1QY | 6 Co-op
BS16 1GU | 9 Filton Abbey Wood Train Station
BS34 7LJ |

Cover photograph of the Dower House at Stoke Park, Bristol. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant. When you have finished with this leaflet please recycle it.

Vistry Bristol, The Jacobs Building, Berkeley Place, Clifton, Bristol, BS8 1EH T: 0117 930 4949

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The Brinkworth

3 bedroom home

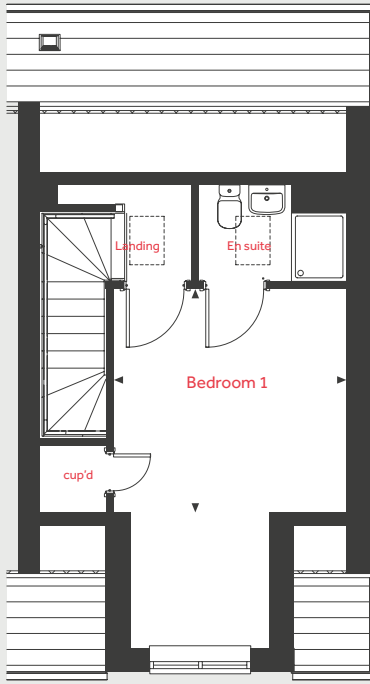
One Lockleaze

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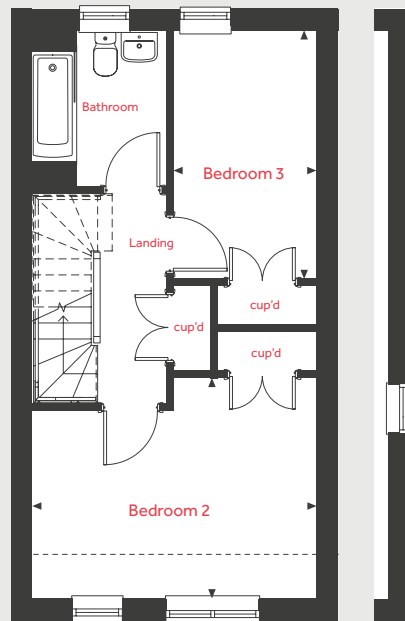
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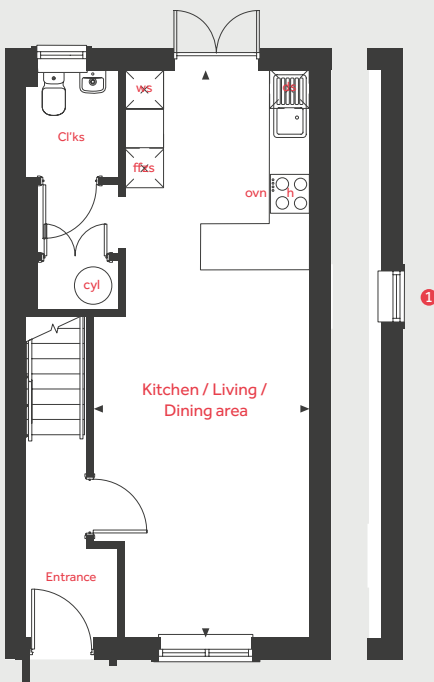
Second Floor



First Floor



Ground Floor



The Brinkworth

3 bedroom home

Homes 67, 68, 69, 70, 71, 72, 98, 99, 100, 101, 102, 103, 104, 105, 106, 144, 145, 146 & 147

Ground Floor

Kitchen / Living / Dining area

8.86m x 3.33m 29'1" x 10'11"

First Floor

Bedroom 2

4.40m x 3.44m 14'5" x 11'3"

Bedroom 3

3.87m x 2.19m 12'8" x 7'2"

Second Floor

Bedroom 1

3.33m x 3.24m 10'11" x 10'8"

ovn	oven	cyl	hot water cylinder
h	hob	loft hatch	
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzs	fridge freezer space		

1 Alternative layout applies to plot 98

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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The Trym

2 bedroom apartment

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The Trym

The Stoke Collection
2 bedroom apartment

Homes 187, 194, 201 & 208



Living / Dining Area / Kitchen

5.39m x 5.70m 17'8" x 18'8"

Bedroom 1

4.58m x 2.92m 15'0" x 9'7"

Bedroom 2

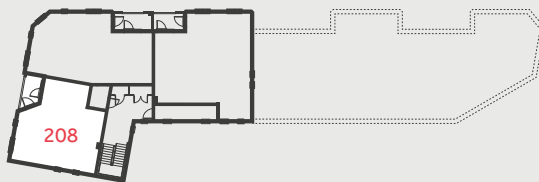
3.15m x 2.43m 10'4" x 8'0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

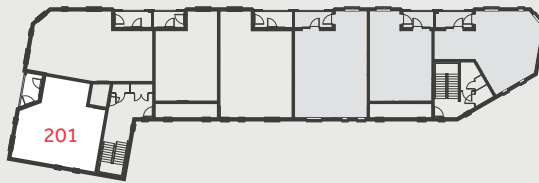
* Terrace area instead of balcony area applies to Ground floor plot 187

** Please note that Bedroom 1 balcony door is handed on First and Second floors.

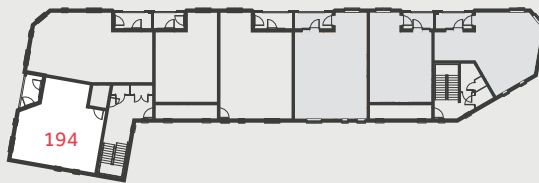
Third Floor



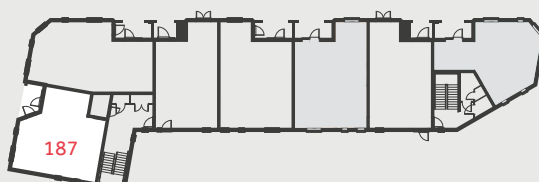
Second Floor



First Floor



Ground Floor



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The Chew

2 bedroom apartment

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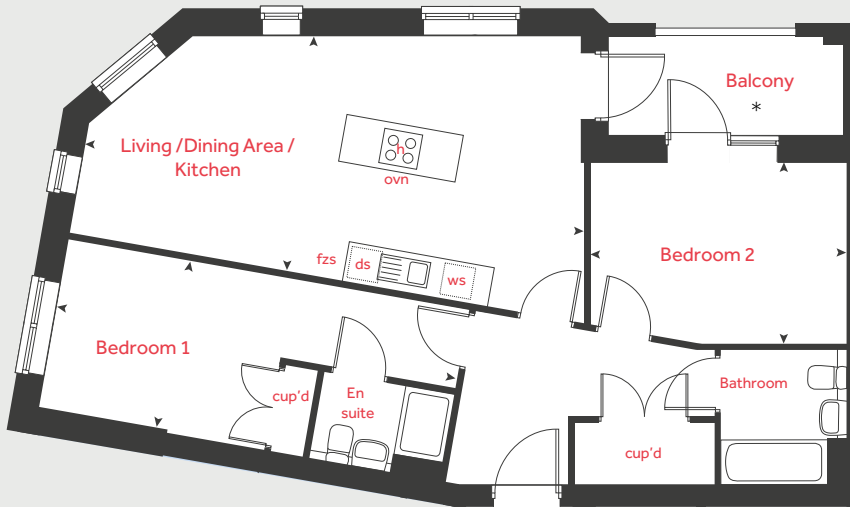
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The Chew

The Stoke Collection
2 bedroom apartment

Homes 186, 193, 200 & 207



Living / Dining Area / Kitchen

8.02m x 4.44m 26'4" x 14'7"

Bedroom 1

6.48m x 2.71m 21'3" x 8'11"

Bedroom 2

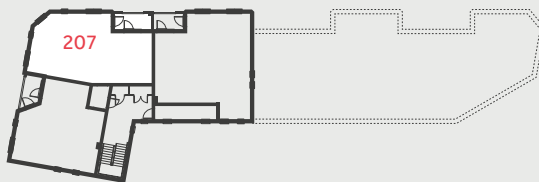
4.04m x 2.87m 13'3" x 9'5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

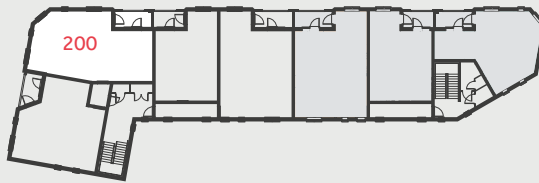
* Terrace area instead of balcony area applies to Ground floor plot 186

** Please note that balcony doors are handed on First and Second floor.

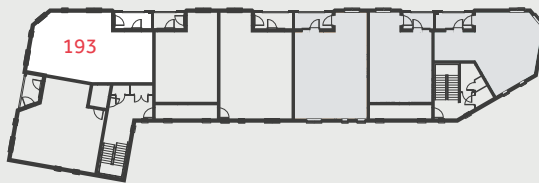
Third Floor



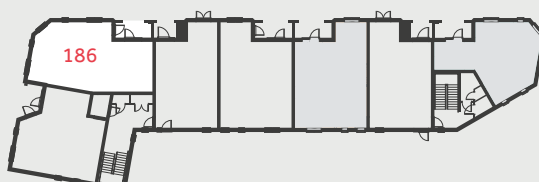
Second Floor



First Floor



Ground Floor



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The Frome

2 bedroom apartment

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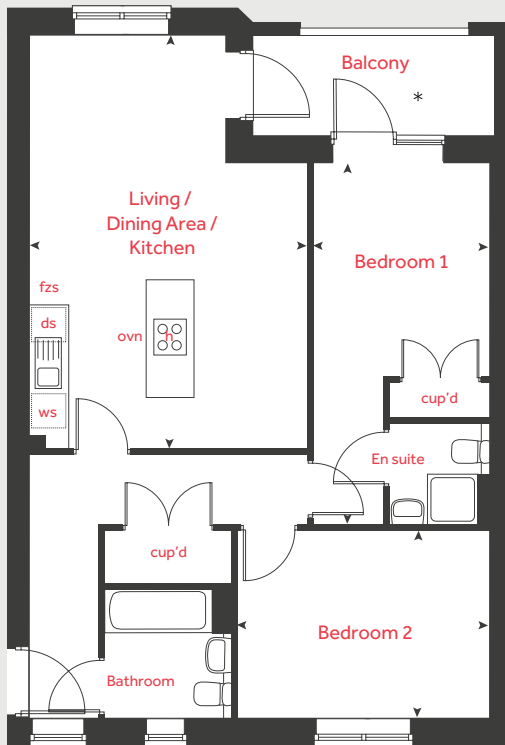
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The Frome

The Stoke Collection
2 bedroom apartment

Homes 185, 191 & 198



Living / Dining Area / Kitchen

4.39m x 6.57m 14'5" x 21'7"

Bedroom 1

2.80m x 5.74m 9'2" x 18'10"

Bedroom 2

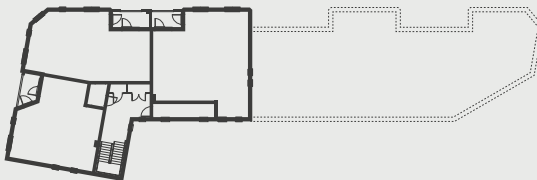
4.00m x 2.99m 13'1" x 9'10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

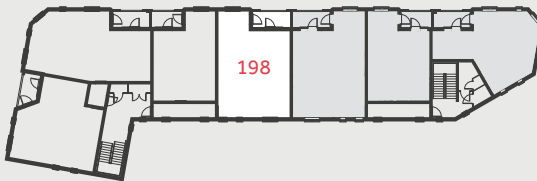
* Terrace area instead of balcony area applies to Ground floor plot 185.

** Please note that exterior doors to Bedroom 1 are handed on Ground floor.

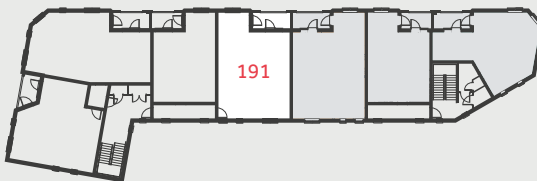
Third Floor



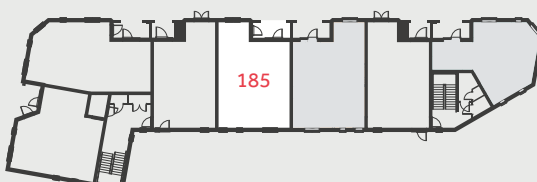
Second Floor



First Floor



Ground Floor



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The Lam

3 bedroom apartment

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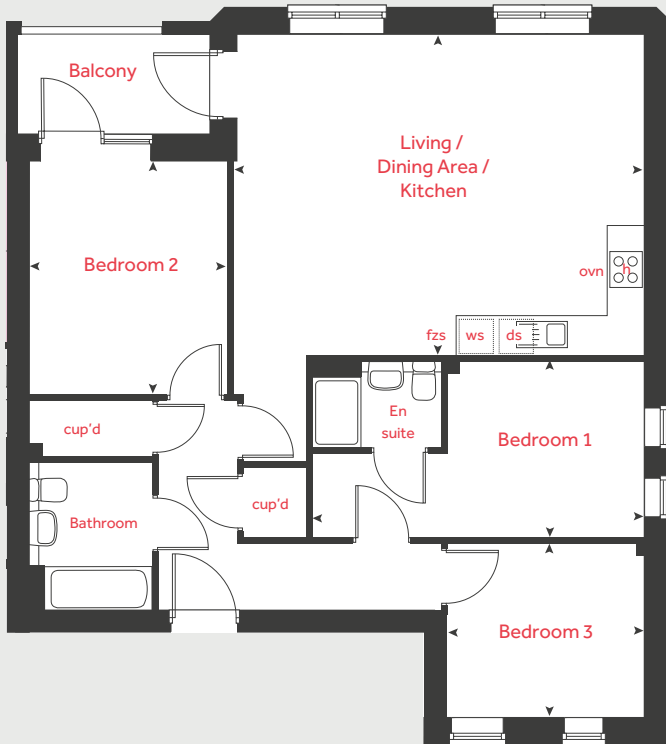
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The Lam

The Stoke Collection
3 bedroom apartment

Home 206



Living / Dining Area / Kitchen

6.48m x 5.09m 21'3" x 16'8"

Bedroom 1

5.27m x 2.78m 17'3" x 9'1"

Bedroom 2

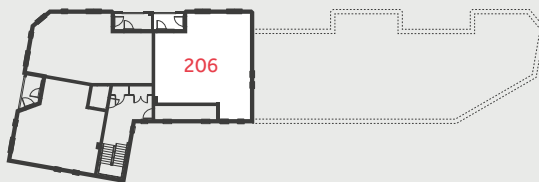
3.10m x 3.70m 10'2" x 12'2"

Bedroom 3

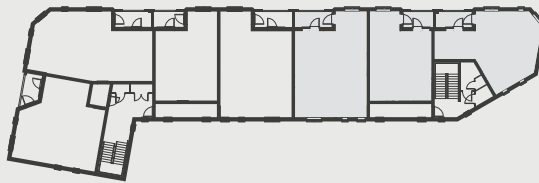
3.14m x 2.77m 10'4" x 9'1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

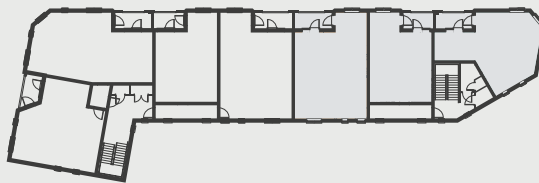
Third Floor



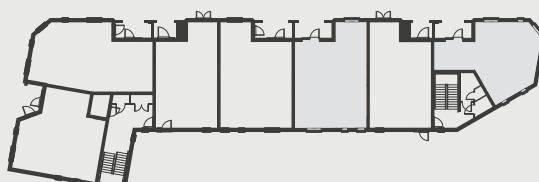
Second Floor



First Floor



Ground Floor



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The Avon

1 bedroom apartment

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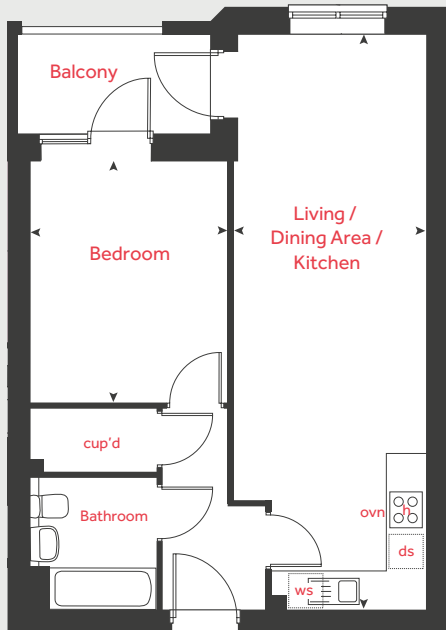
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The Avon

The Stoke Collection
1 bedroom apartment

Homes 192 & 199



Living / Dining Area / Kitchen

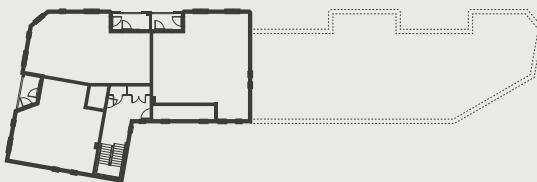
3.00m x 9.16m 9'10" x 30'1"

Bedroom

3.13m x 3.82m 10'3" x 12'6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

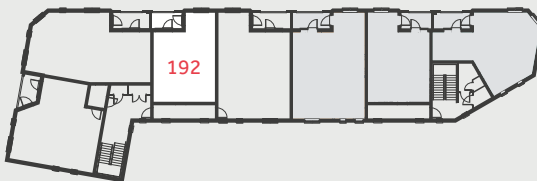
Third Floor



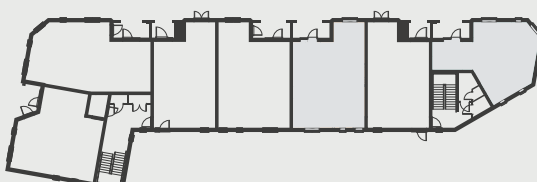
Second Floor



First Floor



Ground Floor



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