



## Specification

We give you so much more

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

When you have finished with this leaflet please recycle it.

Countryside Partnerships West,  
H2 Harlequin, Emersons Green,  
Bristol, BS16 7FN T: 0117 457 8889

Produced by House Marketing 203810

[lindenhomes.co.uk](http://lindenhomes.co.uk)



**Linden**  
HOMES

**One Lockleaze**

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

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# One Lockleaze

## Bristol

### We give you so much more

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



	2 bedroom The Newton / II / III The Wellow	3 bedroom The Brinkworth The Marden / II	4 bedroom The Siston The Woodbridge Apartments	1 & 2 Bedroom
<b>Kitchen</b>				
Symphony Konzept range kitchen with laminate worktop	■ ■	■ ■	■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■ ■	■ ■		■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■ ■	
Indesit ceramic hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood	■ ■	■ ■		■
Indesit ceramic hob (60cm) with double oven, with stainless steel splashback and 60cm stainless steel integrated silver hood			■ ■	
White pendant light holder	■ ■	■ ■	■ ■	■
Fridge / freezer space	■ ■	■ ■	■ ■	■
Space for integrated dishwasher with plumbing and electrics	■ ■	■ ■	■ ■	■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■	■	■
Space for washing machine with plumbing and electrics in utility / store			■	
<b>Bathrooms and en-suite(s)</b>				
Ideal Standard sanitaryware	■ ■	■ ■	■ ■	■
Ideal Standard close coupled WC to cloakroom	■ ■	■ ■	■ ■	■
JustTrays shower tray with glass enclosure in en suite (where applicable)		■ ■	■ ■	■
Handheld hair wash attachment in bathroom (apartments with en-suites only)		■ ■	■ ■	■
Shower over bath (apartments and 2 bedroom homes without en-suite)	■			■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle if applicable)*	■ ■	■ ■	■ ■	■
White batten light holder	■ ■	■ ■	■ ■	■

	2 bedroom The Newton / II / III The Wellow	3 bedroom The Brinkworth The Marden / II	4 bedroom The Siston The Woodbridge Apartments	1 & 2 Bedroom
<b>Doors and Windows</b>				
Front door with multi-point security locking system and security chain	■ ■	■ ■	■ ■	
Main entrance door with audio entry and multi-point security locking system				■
PVCu double glazing to windows	■ ■	■ ■	■ ■	■
Double glazed PVCu French doors	■	■ ■	■ ■	
Internal doors to be ladder door style pre-primed with brass satin finish handles	■ ■	■ ■	■ ■	■
Paving outside French / bi fold door and path to garage personnel door (where applicable)	■ ■	■ ■	■ ■	
<b>General</b>				
White painted walls and smooth white ceilings	■ ■	■ ■	■ ■	■
TV point to living room and family room (where applicable)	■ ■	■ ■	■ ■	■
Master telephone socket to living room (plus study where shown)	■ ■	■ ■	■ ■	■
Air source heat pump	■ ■	■ ■	■ ■	
Ground source heat pump				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■ ■	■ ■	■ ■	■
Contemporary lantern to front door and wiring only to the rear door	■ ■	■ ■	■ ■	
Mains wired smoke detectors with battery back-up for each floor	■ ■	■ ■	■ ■	■
Battery powered carbon monoxide detector (wall mounted)	■ ■	■ ■	■ ■	
Power and lighting to garage (where in curtilage of the plot)		■		
Enclosed fenced rear garden and garden gate (where applicable)	■ ■	■ ■	■ ■	
NHBC Buildmark cover	■ ■	■ ■	■ ■	■
First two years' customer service support from Linden Homes	■ ■	■ ■	■ ■	■
<b>EV Car Chargers</b>				
Selected plots and communal areas, please speak to Sales Team				

■ fitted as standard - included in the property  
\* subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.