



Specification

We give you so much more

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

When you have finished with this leaflet please recycle it.

Linden Homes, Vistry Bristol
The Jacobs Building, Berkeley Place, Clifton,
Bristol BS8 1EH T: 01722 638 969

Produced by House Marketing 206056

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Linden
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River Gateway

Clanage Road, Bristol, BS3 2JX | 0117 453 0800

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Ashton Gate

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



Kitchen

1 bedroom apartments

The Leigh
Type 14
Type 16
Type 18
Type 19
Type 21

2 bedroom apartments

The Ashton
Type 13
Type 15
Type 17
Type 20

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■						
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility												
Indesit ceramic hob (58cm) with Indesit built-in single under oven, with stainless steel splashback and 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 cupboard/utility	■	■	■	■	■	■	■	■	■	■	■	■

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Bathrooms and en-suite(s)

Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom/bathroom	■	■	■	■	■	■	■	■	■	■	■	■
Just Trays low profile shower tray with sliding door in ensuite							■	■				■
Handheld hair wash attachment in bathroom							■	■				■
Shower over the bath	■	■	■	■	■	■				■	■	
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

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Doors and Windows

1 bedroom apartments

The Leigh
Type 14
Type 16
Type 18
Type 19
Type 21

2 bedroom apartments

The Ashton
Type 13
Type 15
Type 17
Type 20

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■
PVCu obscure double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Satin finish handles	■	■	■	■	■	■	■	■	■	■	■	■
Balcony or terrace outside French door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■

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General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■
Heat alarm kitchen with battery back-up, wired into lighting circuit	■	■	■	■	■	■	■	■	■	■	■	■
EV chargers on applicable plots. (Ask your sales consultant for further info)	■	■	■	■	■	■	■	■	■	■	■	■
Communal garden areas	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■

■	■	■	■	■	■	■	■	■	■	■
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■	■	■	■	■	■	■	■	■	■	■

■ 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.