



SevernScape

PORTISHEAD

Live your dream



Exceptional new development with breath-taking views



With breath-taking views over the ever changing Bristol Channel, Severn Scape is an exceptional new development of six stunning 3-bedroom apartments set in landscaped grounds and with private parking.

Located just off Esplanade Road, on Battery Lane, the proximity to the seafront understandably makes this one of the most sought after areas in Portishead.

The nearby Lake Grounds provide an active arena for tennis, cricket and walking, whilst the community-run Portishead Lido, with its heated outdoor pool, sun terraces and popular café enjoys fascinating panoramic views across the Bristol Channel.





your haven





Thriving community and a flourishing High Street



Portishead is a delightful coastal town with a proud maritime heritage. In recent years this vibrant town has been transformed; the former docks are now home to yachts and sailing boats are moored in the new cosmopolitan Marina. Bars and restaurants sit along the waterside serving great food and good coffee.

This thriving community also enjoys a flourishing High Street with independent boutiques, florists, butchers, cafes and bars. Nearby Waitrose, Sainsbury's and Co-op provide the local supermarket experience, whilst just one junction along on the M5 is Cribbs Causeway where shopping, cinema and bowling provide a great experience for all the family.



your viewpoint







Portishead Point

Portishead Lido

Marine Lake & Grounds

SevernScape

Jubilee Park

Cricket Club

Quay & Marina

Bowling Club

Leisure Centre

High Street

Cribbs Causeway & M4

Portishead

Weston-super-Mare

Bristol

Portishead is perfectly placed for easy access to the M5/M4 and all that Bristol and the South West has to offer.



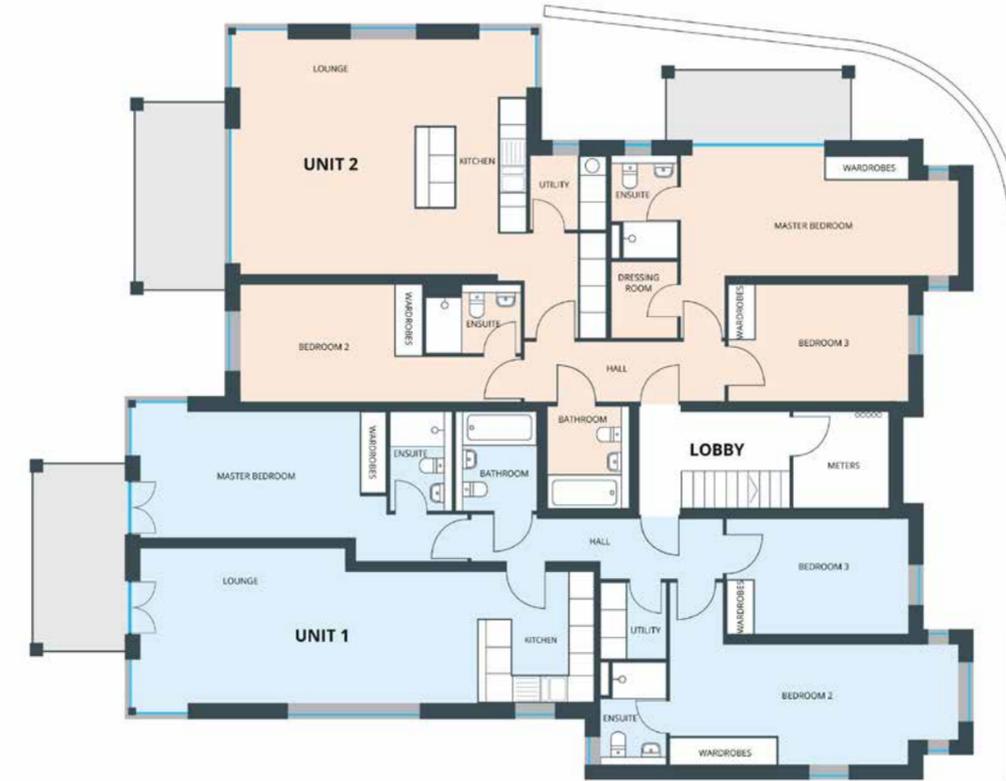
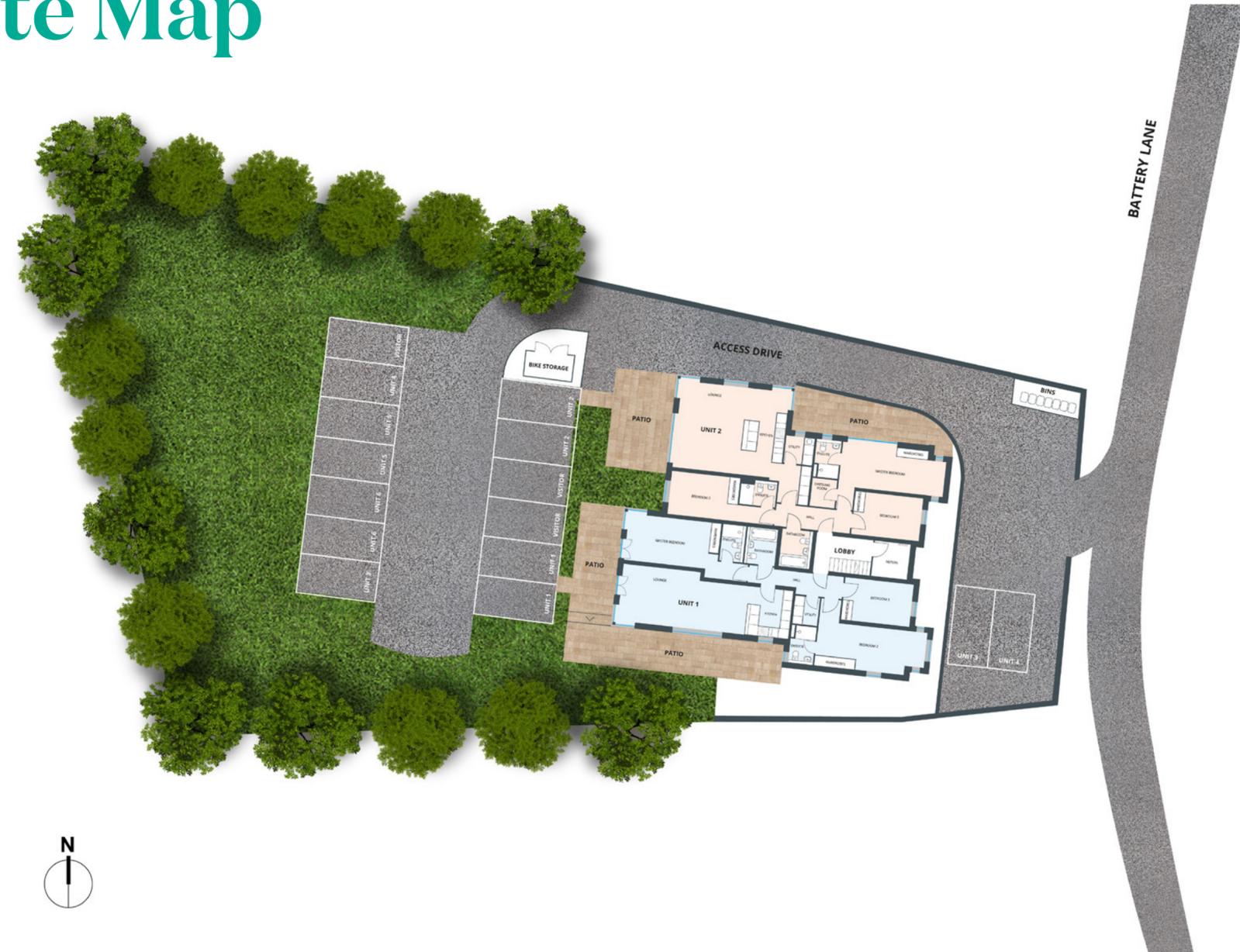
- Cribbs Causeway - 10 miles
- Bristol - 10 miles
- Bristol Airport - 15 miles
- Weston-super-Mare - 20 miles
- Bath - 32 miles
- Cardiff - 41 miles



Floorplans



Site Map



Unit 1 (Ground Floor)

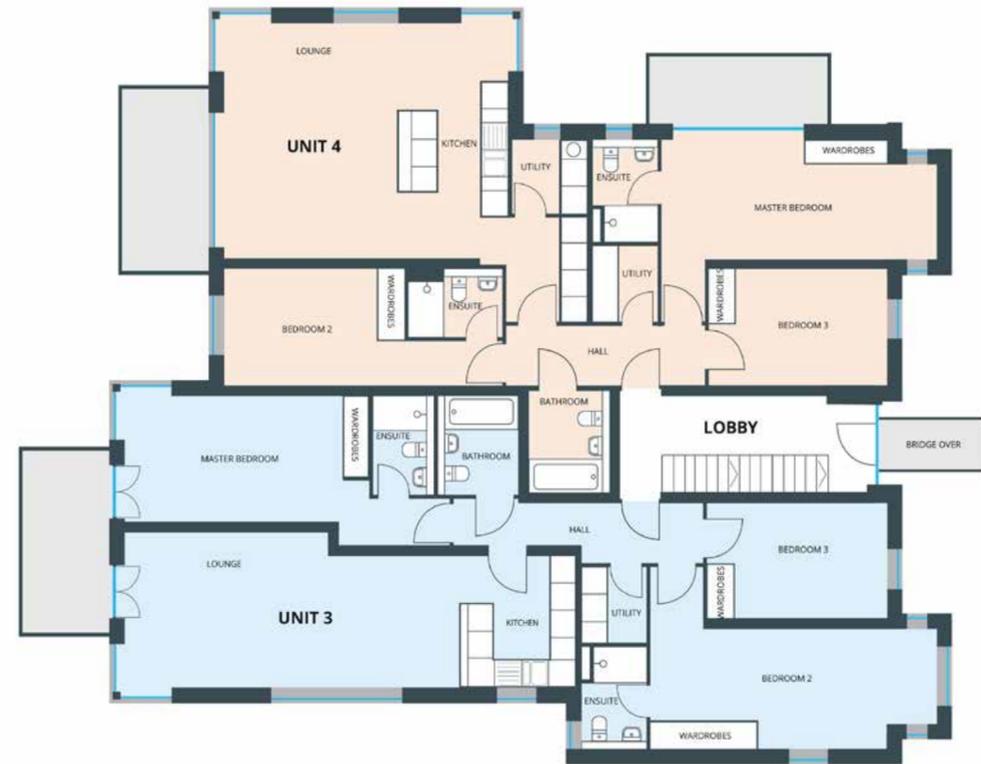


Lounge: 10.26 m x 3.45m | Master Bedroom: 5.56m x 2.80m
 Ensuite: 2.20m x 1.40m | Bedroom 2: 6.50m x 2.66m
 Ensuite: 2.26m x 1.50m | Bedroom 3: 4.10m x 2.57m
 Bathroom: 2.26m x 1.85m | Utility: 1.69m x 1.50m

Unit 2 (Ground Floor)



Lounge: 1.69 m x 1.50m | Master Bedroom: 6.25m x 2.63m
 Ensuite: 2.26m x 1.50m | Dressing Room: 1.69m x 1.50m
 Bedroom 2: 4.11m x 2.60m | Ensuite: 4.11m x 2.60m
 Bedroom 3: 4.06m x 2.60m | Bathroom: 2.26m x 1.85m
 Utility: 1.64m x 1.64m



Unit 3 (First Floor)



Lounge: 10.26 m x 3.45m | Master Bedroom: 5.56m x 2.80m
 Ensuite: 2.20m x 1.40m | Bedroom 2: 6.50m x 2.66m
 Ensuite: 2.26m x 1.50m | Bedroom 3: 4.10m x 2.57m
 Bathroom: 2.26m x 1.85m | Utility: 1.69m x 1.50m

Unit 4 (First Floor)



Lounge: 6.46 m x 5.21m | Master Bedroom: 6.25m x 2.63m
 Ensuite: 2.26m x 1.50m | Dressing Room: 1.69m x 1.50m
 Bedroom 2: 4.11m x 2.60m | Ensuite: 2.26m x 1.50m
 Bedroom 3: 4.06m x 2.60m | Bathroom: 2.26m x 1.85m
 Utility: 1.64m x 1.64m



Unit 5 (Second Floor)



Lounge: 10.26 m x 3.45m | Master Bedroom: 5.56m x 2.80m
 Ensuite: 2.20m x 1.40m | Bedroom 2: 5.38m x 2.66m
 Ensuite: 2.26m x 1.50m | Bedroom 3: 4.10m x 2.57m
 Bathroom: 2.26m x 1.85m | Utility: 1.69m x 1.50m

Unit 6 (Second Floor)



Lounge: 1.69 m x 1.50m | Master Bedroom: 5.13m x 2.63m
 Ensuite: 2.26m x 1.50m | Dressing Room: 1.69m x 1.50m
 Bedroom 2: 4.11m x 2.60m | Ensuite: 4.11m x 2.60m
 Bedroom 3: 4.06m x 2.60m | Bathroom: 2.26m x 1.85m
 Utility: 1.64m x 1.64m

Specification

Kitchens & Utility Rooms

- Contemporary Masterclass kitchen in Riva Silk Graphite
- Quartz worktops and matching upstands
- Stainless steel 1½ bowl under-mount sink with chrome mixer tap
- Integrated Neff appliances including single oven, separate microwave combination oven, Induction Hob, fridge/freezer, dishwasher and washer/dryer (where integrated within the kitchen).
- Under unit down lighters

Bathrooms, En-suite and Cloakroom

- Bathrooms with sanitary ware by Villeroy & Boch, Taps & Showers by Hansgrohe.
- Wall-hung WC with concealed cistern
- Wall-mounted semi-pedestal hand basin with chrome mixer taps
- Baths with chrome bath fillers
- Exposed Thermostatic chrome Showers
- Shower trays and chrome/glass sliding door to shower enclosures by Aquadart
- Shaver sockets in bathrooms and ensuites
- Bathrooms and shower rooms with ceramic wall and floor tiling from Porcelanosa
- Heated chrome towel rails

Decoration and Finishes

- Engineered Oak throughout the living areas (hallway, kitchen/living rooms)
- Neutral Carpets throughout the bedrooms
- Each home features smooth white emulsion painted walls and ceilings
- White gloss painted skirtings and architraves
- White Oak veneered doors with chrome lever handles
- New conservation-approved uPVC double glazed windows throughout

Energy Efficiency, Heating and Insulation

- A-Rated Gas Condensing Boilers
- Underfloor heating
- Photo Voltaic Cells (feeding back in to the management company electrical charges to reduce costs)

Peace of Mind & Security

- Burglar alarms to each unit
- Mains operated Smoke Alarms with battery back up
- Video-entry system to apartments
- 10 Year C-R-L structural warranty

Lighting and Electrics

- LED Downlighters to kitchens & bathrooms
- Pendant light fittings elsewhere
- Plenty of plug sockets to each room, including chrome sockets to kitchens
- TV Points to Lounge and all bedrooms
- Internet connections to Lounge and all bedrooms
- Phone point to lounge

Communal

- Grounds are landscaped.
- Secure allocated car parking spaces (2 per dwelling)
- Secure cycle parking for all apartments
- Bin Stores

General

- Flats are 999yr Leases
- No ground rent to any units





SevernScape

PORTISHEAD

Disclaimer

It is not possible in an presentation of this nature to do more than give a general impression of the range, quality and variety of the properties that we have on offer. The Computer Generated Images (CGIs), floor plans, layouts and measurements are included for guidance only. Measurements may vary by plus or minus 100 mm. The homes may vary in terms of elevational design, details and materials used.

We reserve the right to make non-structural changes during the construction process which we believe will enhance the home. Such changes are due to our commitment to create homes of individual character.

Photography

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