



Brooklands Park

1 & 2 bed shared ownership apartments

- 03 Introduction
- 04 Local area
- 06 The development
- 08 Interiors
- 10 Specification
- 12 Connectivity
- 13 Site plan
- 14 About us

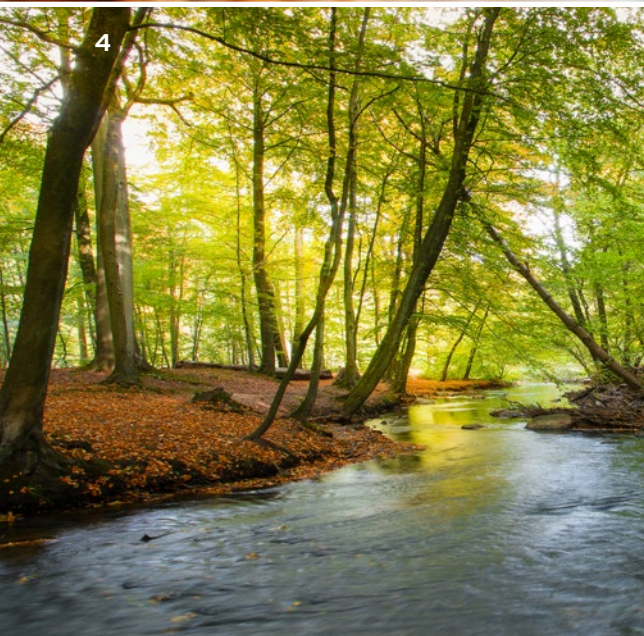


An exciting new development

Brooklands Park is an exciting new development located in a sought-after area of Bristol, South Gloucestershire. Home to a mix of affordable 1 and 2 bedroom apartments available with shared ownership, there's never been a better time to step onto the property ladder on the edge of this characteristic city.

Situated in Stoke Gifford on the outskirts of Bristol, Brooklands Park offers a location spoilt for choice. Just a short drive away from this exclusive development you will find a flourishing city centre, rich mix of thriving nightlife and popular attractions. Also surrounded by the picturesque countryside, this area offers something for everyone to enjoy all throughout the year.





A location spoilt for choice

Brooklands Park combines the best of city and country living, with easy access to the Bristol city centre and picturesque countryside.

Whether you're travelling by road or rail, Stoke Gifford's location is well-known for its excellent transport links to a wide range of large towns and cities in the UK. Those who live at Brooklands Park will benefit from easy access to the M32, M5 and M4, connecting to popular cities such as London and Cardiff.

Perfect for modern living, enjoy all Bristol has to offer just a short drive away from the Brooklands Park development at the prosperous city centre. Also known as a thriving cultural hub, Bristol is a city spoilt for choice with an abundance of nightlife and cultural heritage to experience. Around a 15 minute drive from Brooklands Park, you can find the Bristol Museum & Art Gallery which includes all kinds of treasures, whilst the vibrant street art of the city includes many of Banksy's most famous pieces. From performing arts and theatre, to legendary clubs and underground live gigs, you'll never be far from the city and its surroundings which can be enjoyed by everyone. Dotted around the nearby city you will also find a plethora of shopping centres, high-streets, and markets, all of which offer an excellent retail experience during your spare time.

At the Brooklands Park development in Stoke Gifford, you'll never be far from open spaces, nature and wildlife. This location is spoilt for choice with peaceful surroundings, scenic walking, cycle routes and picturesque parks to explore all in close proximity. The tranquil River Frome is just a short drive away as well as the enchanting Snuff Mills Park. Nearby locations such as Somerset, Gloucestershire and The Cotswolds also offer popular outdoor attractions such as Longleat, Cheddar Gorge and Wookey Hole.

Travel times taken from Google maps and are approximate.

- 1 Harbourside
15 minutes drive
- 2 St Nicholas Market
13 minutes drive
- 3 Cabot Circus
10 minutes drive
- 4 Snuff Mills
9 minutes drive
- 5 Cargo
18 minutes drive
- 6 Gloucester Road Shopping
20 minutes drive



Perfect for modern living

Brooklands Park is an exciting new development built by the one of the UK's premier house builders, Crest Nicholson. Situated just 4 miles from the city centre, this stunning collection of 1 & 2 bed apartments offer stylish modern living.

These quality homes are all available with shared ownership, the affordable step onto the property ladder in the highly desirable location of Stoke Gifford. With all the everyday amenities and major transport links within easy reach, this development will meet the needs of first-time buyers, working professionals and growing families, making it a perfect place for new beginnings.



*CGI is for illustrative purposes only.



A sleek and stylish home





*CGI is for illustrative purposes only.





Thoughtfully designed for you

Living/kitchen/dining

- Built-in electric oven, hob and extractor hood
- Vinyl flooring to kitchen
- All cupboards include hinges and handles
- Leisure linear reversible inset one and a half bowl sink and drainer
- Kitchen includes 5 spot tracklights
- Standard pendant lights

Bathroom

- Hand basin
- Bath with shower and glass shower screen
- Vinyl flooring to bathroom
- Electric heated towel rail
- Full height tiling around bath
- Standard splash proof light fitting
- Porcelanosa wall tiles

En-suite (if applicable)

- Hand basin
- Shower, cubicle and shower tray
- Standard splash proof light fitting
- Vinyl flooring to en-suite
- Electric heated towel rail
- Full height tiling to shower enclosure only

General

- Double glazed windows
- Nickel plated internal door handles
- Bike storage
- NHBC warranty
- Secure door entry system
- Electric heating throughout
- No pets allowed

Bedroom

- New Essentia sliding wardrobe with white frame and mirror panels

Final finishes may vary. For exact plot specification and details of external and internal finishes, speak to a Sales Consultant.
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Something for everyone to enjoy



All that the Bristol city centre has to offer is ideally located a short drive away from Brooklands Park. Located in the heart of the city centre and made up of four key areas, this highly rated shopping centre offers something for everyone including a rich mix of shops, restaurants, cinemas and bars.

Living at Brooklands Park, you'll always benefit from great transport links whether you're travelling by car, train or bus. You'll also be a short walk away from a range of local amenities such as local supermarkets and green open spaces.

For day trips and exploring, you'll never be far from beautiful countryside views. Snuff Mills is just under a 10 minute drive away from the development, with the River Frome and Stoke Park Estate also nearby, offering you a chance to embrace the tranquil surroundings and enjoy pleasant strolls. Those who enjoy the English countryside and coasts can also travel to nearby Somerset, Gloucestershire and The Cotswolds for relaxing days out and more breathtaking views.

Also ideal for those who enjoy city living, Bristol combines convenience with charm by providing a range of world-class theatres, cinemas, music venues and bars located in different districts.



Walking from Brooklands Park

- **Bristol Parkway Train Station** – 15 mins
- **Lidl** – 17 mins
- **Bristol Business Park** – 18 mins
- **Bristol Golf Centre** – 23 mins
- **University (West of England)** – 22 mins



Driving from Brooklands Park

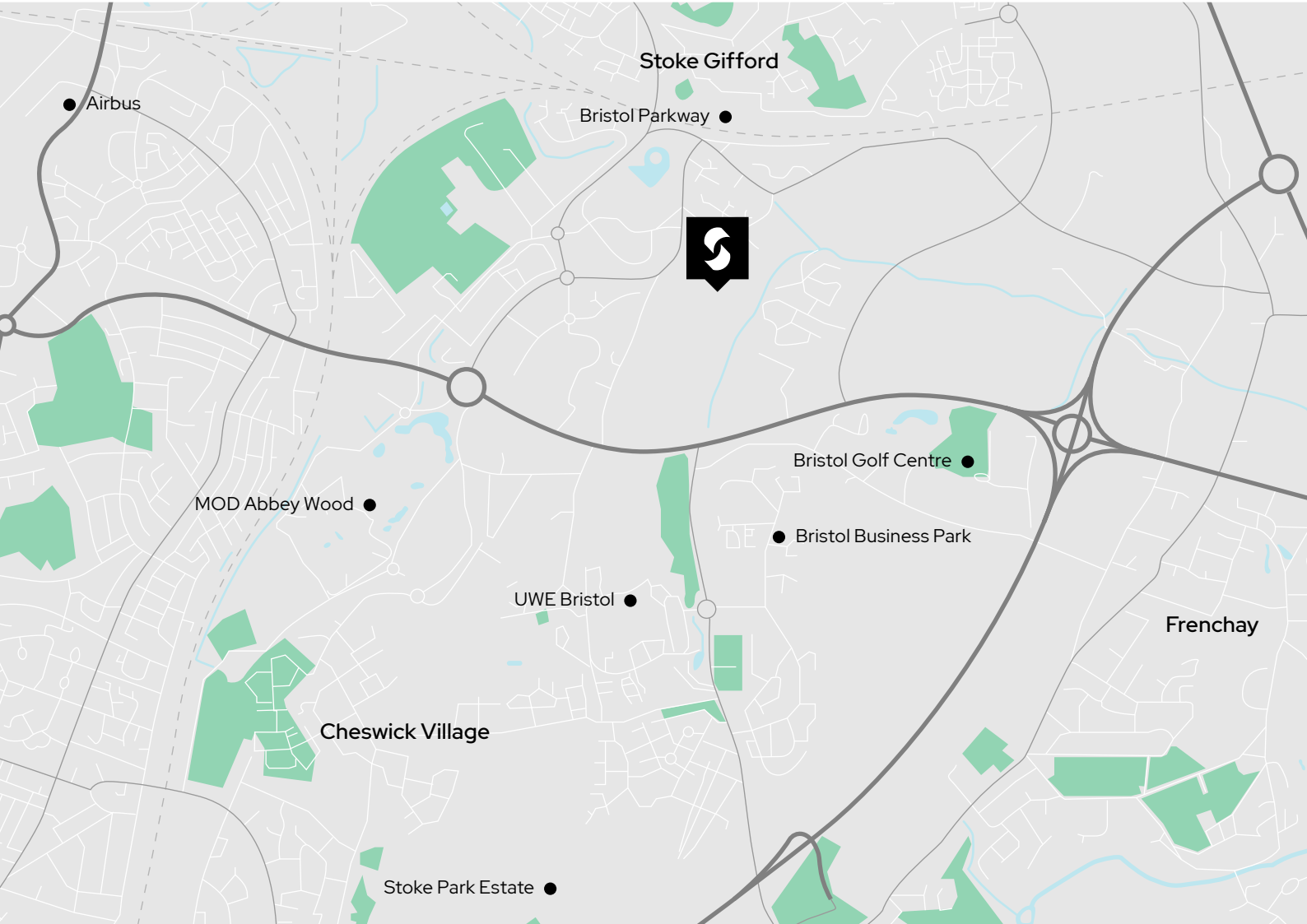
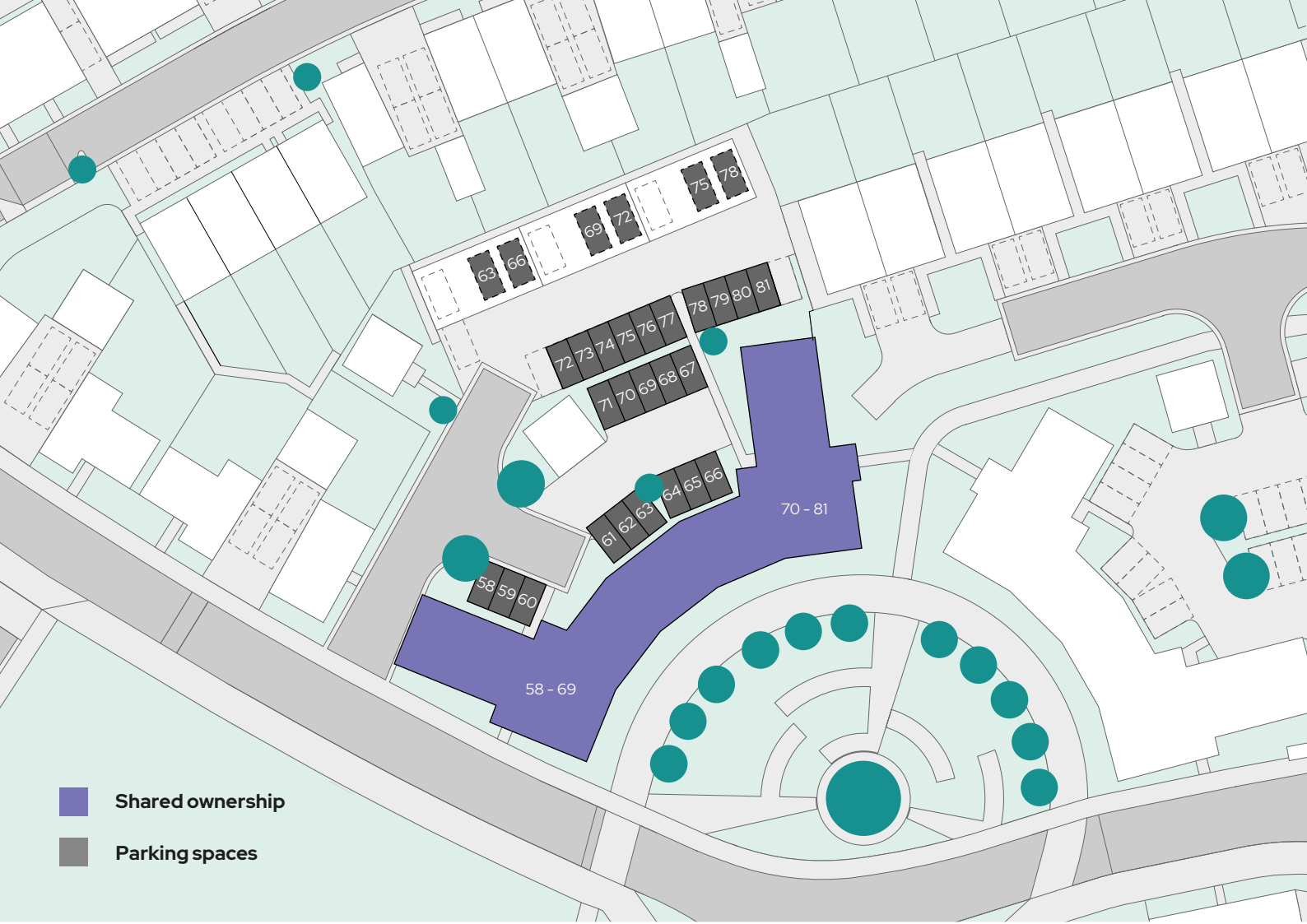
- **Bristol Parkway Train Station** – 5 mins
- **Sainsburys Supermarket** – 8 mins
- **Snuff Mills** – 9 mins
- **Bristol Shopping Quarter** – 15 mins
- **Harbourside** – 15 mins



Train from Bristol Parkway Train Station

- **Swindon** – 23 mins
- **Bath Spa** – 32 mins
- **Reading** – 55 mins
- **Exeter** – 71 mins
- **Cardiff Central** – 71 mins
- **London Paddington** – 82 mins

Travel times taken from Google maps and nationalrail.com are approximate.



20 years of developing home ownership solutions



Whether you're a first-time homeowner, growing family, or simply looking to downsize – we're your perfect property partner.

Why shared ownership?

We partner with you to share the cost of buying your own home – you pay for the part you can afford and we'll pay for the part that's left.

Here's the best part

As you are only buying part of your home, you will have a smaller deposit (as little as 5%) and lower monthly payments – perfect.

The part you pay

Start by paying what you can afford. When you want to buy a bigger part, you can. We call it 'staircasing' and we're with you every step of the way.

All part of the service

From moving in to moving on, our sales, marketing and home ownership teams are here to help you with every part of owning your home.



Get in touch

0300 330 0718

To find out more about shared ownership and the homes we offer, get in touch today.

→ sovereignliving.org.uk

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As one of the UK's leading shared ownership providers, Sovereign is passionate about giving everyone the opportunity to own their own home.

Our highly dedicated sales team has already helped thousands of people step onto the property ladder and our profit with a purpose principle means we can continue to help thousands more. Established, experienced, and affordable, we are proud to help more people live where they love.