



Wapping Wharf





Say hello to Bristol living



Bristol's independent spirit is cemented into the city's character. There's something for everyone to enjoy with centuries-old heritage, a cosmopolitan city centre, cultural events to experience right on your doorstep and the beautiful surrounding countryside.

Situated on the city's thriving waterfront, Wapping Wharf has established itself as one of Bristol's most exciting neighbourhoods to live, shop, work and relax in. Just moments away from Gaol Ferry Steps and the harbourside, you'll be located within easy reach of the city centre and an array of local amenities.

Alongside new homes, Wapping Wharf includes characterful listed buildings and the Old City Gaol gatehouse that enhances the City Docks conservation area.





A flourishing neighbourhood

Your new waterfront home offers easy access to the city centre and boasts scenic views of the River Avon and local harbour.

Designed to be in keeping with the historic dockside location, the apartments at Wapping Wharf have characterful timber exteriors and enjoy balconies that overlook the surrounding tree-lined walkways and idyllic waterfront.

With a superb collection of 49 stunning one and two bedroom homes available through shared ownership and 44 one and two bedroom private rental homes, there couldn't be a better time to call this vibrant new neighbourhood your home.

Enjoy fashion and flavours from around the globe

If you're looking for a delicious lunchtime bite, a romantic meal for two or some post-work retail therapy, Bristol has you covered.

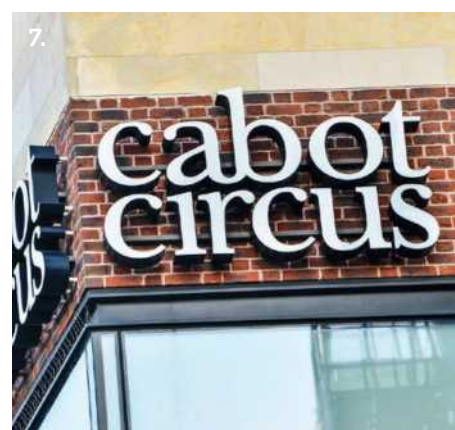
Cargo, a collection of converted shipping containers, is a few minutes walk from Wapping Wharf and includes an eclectic mix of eateries and independent retailers. Restaurants on site offer everything from small-plate curries and tapas through to Michelin-starred restaurants.

For high street fashion head to Bristol Shopping Quarter in the city centre, a 19 minute walk away, which includes Zara, Bershka, M&S and Debenhams – plus a top floor filled with family favourite restaurants to take your pick from.

If you're after something more unique – Park Street is crammed full of vintage thrift-style shops and independent boutiques with a great array of styles to peruse. An added bonus, by night Park Street also offers a selection of pubs and stylish speakeasies, plus plenty of nightclubs to dance the night away.

- 1 – St Nicholas Markets (14 mins walk)
- 2 – Quay St Diner (14 mins walk)
- 3 – Habourside (8 mins walk)
- 4 & 5 – St Nicholas Markets (14 mins walk)
- 6 – Pigsty (2 mins walk)
- 7 – Cabot Circus (23 mins walk)
- 8 – Corn Street (13 mins walk)

All walking distances are approximate.





A sleek and
stylish home to
call your own







Specification



KITCHEN

- Lanzet wall and base units
- Lanzet easy glide drawers and soft closers to doors
- Stainless steel inset one and a half bowl sink and drainer
- Built in single oven, electric hob and cooker hood
- Integrated dishwasher and fridge freezer
- Washing machine included
- Ceiling downlighters
- Karndean flooring

BATHROOM

- Vitra wash hand basin
- Vitra bath with shower and glass shower screen
- Porcelanosa wall and floor tiling
- Ladder style heated towel rail
- Ceiling downlighters

EN-SUITE (IF APPLICABLE)

- Vitra wash hand basin
- Hans Grohe shower, cubicle and Porcelanosa shower tray
- Porcelanosa wall and floor tiling
- Ladder style heated towel rail
- Ceiling downlighters

INTERNAL FINISHES

- Smooth finished walls
- Smooth finished ceilings, skirtings and architraves in white
- Chrome style door furniture
- Fitted carpets

GENERAL

- Double glazed
- 10 Year Premier building guarantee

Whether travelling for work or play, getting from A to B is a breeze.

From Wapping Wharf your daily travel couldn't be easier. Whether it's popping to the supermarket for the weekly shop, or an impromptu jog around the harbour it's all possible from your new base.

As a city built upon green credentials, Bristol is made for travelling by foot, cycling or public transport. The city centre is just a short walk away, or even quicker if you choose to use the new cycle path that passes right through the development.

There are regular and reliable buses that run throughout the city and Bristol Temple Meads train station, a 21 minute walk away, connects you to major cities including Birmingham, Leeds and Manchester which can also take you to London Paddington in 1 hour 20 minutes.

Finally, if you're looking for a more novel way to travel hop aboard one of Bristol Ferry Boats' daily services from your nearest ferry stop. By water you can take in city landmarks including the SS Great Britain and reach Bristol Temple Meads in a cool 16 minutes.



from Bristol Temple Meads Station

Bath Spa	12 mins
Cardiff Central	48 mins
Exeter	60 mins
Reading	68 mins
London Paddington	80 mins



from Wapping Wharf

Clifton Village	10 mins
M32	10 mins
Ashton Court	11 mins
M4	16 mins
Bristol Airport	19 mins



from Wapping Wharf

Arnolfini Art Gallery	6 mins
Asda Superstore	7 mins
Park Street	13 mins
Temple Meads Station	21 mins
Cabot Circus	23 mins



from Wapping Wharf

Park Street	5 mins
Tobacco Factory	6 mins
Temple Meads Station	7 mins
Ashton Gate	7 mins
Cabot Circus	8 mins

DEVELOPMENT

- Sovereign Living
- Phase 02
- Phase 01

OTHER BUILDINGS

- Cargo 1
- Cargo 2
- Potential Cargo work
- Future development



20 years of developing home ownership solutions



Shared ownership is a simple, affordable way to buy a home without needing a large mortgage, or the deposit that goes along with it.

You purchase an initial share in your home and pay a discounted rent on the rest. Then, as your finances allow, you can buy further shares in your home as and when you choose. Usually you'll also only need a 5% deposit of your share, rather than the total property value. So as long as you are over 18, your household income is less than £80,000 and you don't already own a home (at the time of buying your shared ownership property) then shared ownership could be for you.

Renting your home at Wapping Wharf is the perfect opportunity to experience life at Bristol's newest quarter.

Our dedicated rentals team will guide you from discussing your requirements through to viewings and referencing, allowing us to hand over the keys to your new home in the minimum time frame. Our service doesn't end there; we ensure the properties we own and manage benefit from all the necessary legal and safety testing, and should you ever have any issues our experienced team of property managers will be on hand to resolve them. For added peace of mind we are members of the National Landlord Association and the Deposit Protection Service so you know you are with a landlord you can trust.



The particulars illustrated and described throughout this brochure should be treated as general guidance only. Whilst care has been taken in the production of this information, the details and particulars given here should not be relied upon as being wholly accurate. Nor do they constitute a contract, part of a contract or a warranty.



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SHARED OWNERSHIP

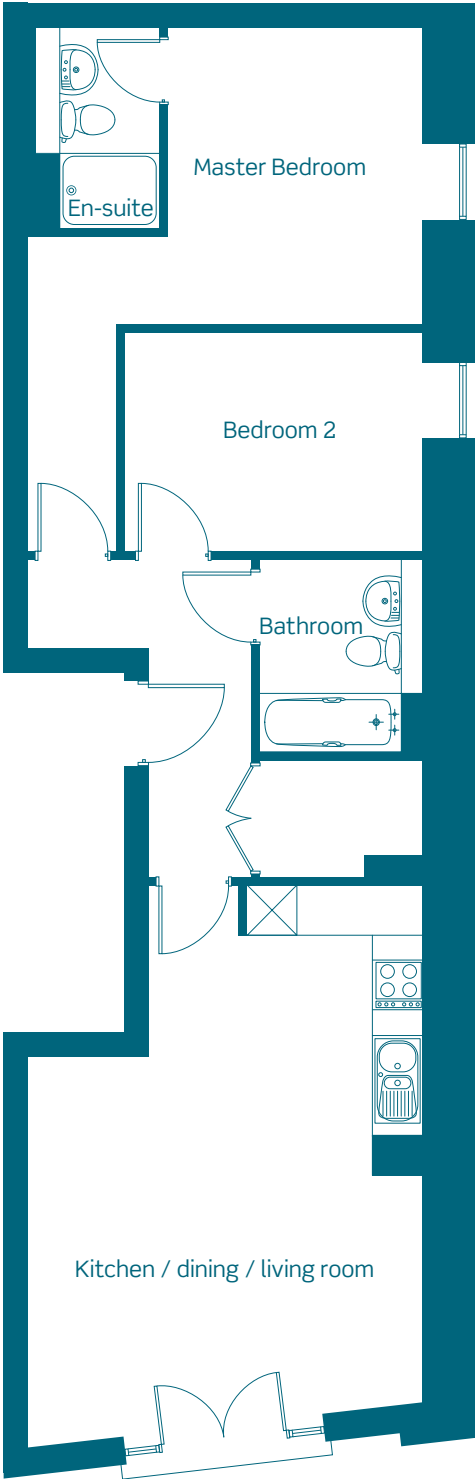


Abel Yard

2 bed apartment

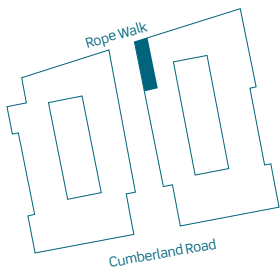
TYPE 94

ROOM	
Kitchen/Dining/Living	4.7m x 4.7m
Master bedroom	4.7m x 3.5m
Bedroom 2	3.6m x 2.6m
GIA	70.9sq m



GROUND FLOOR

02 / E300.01 ●



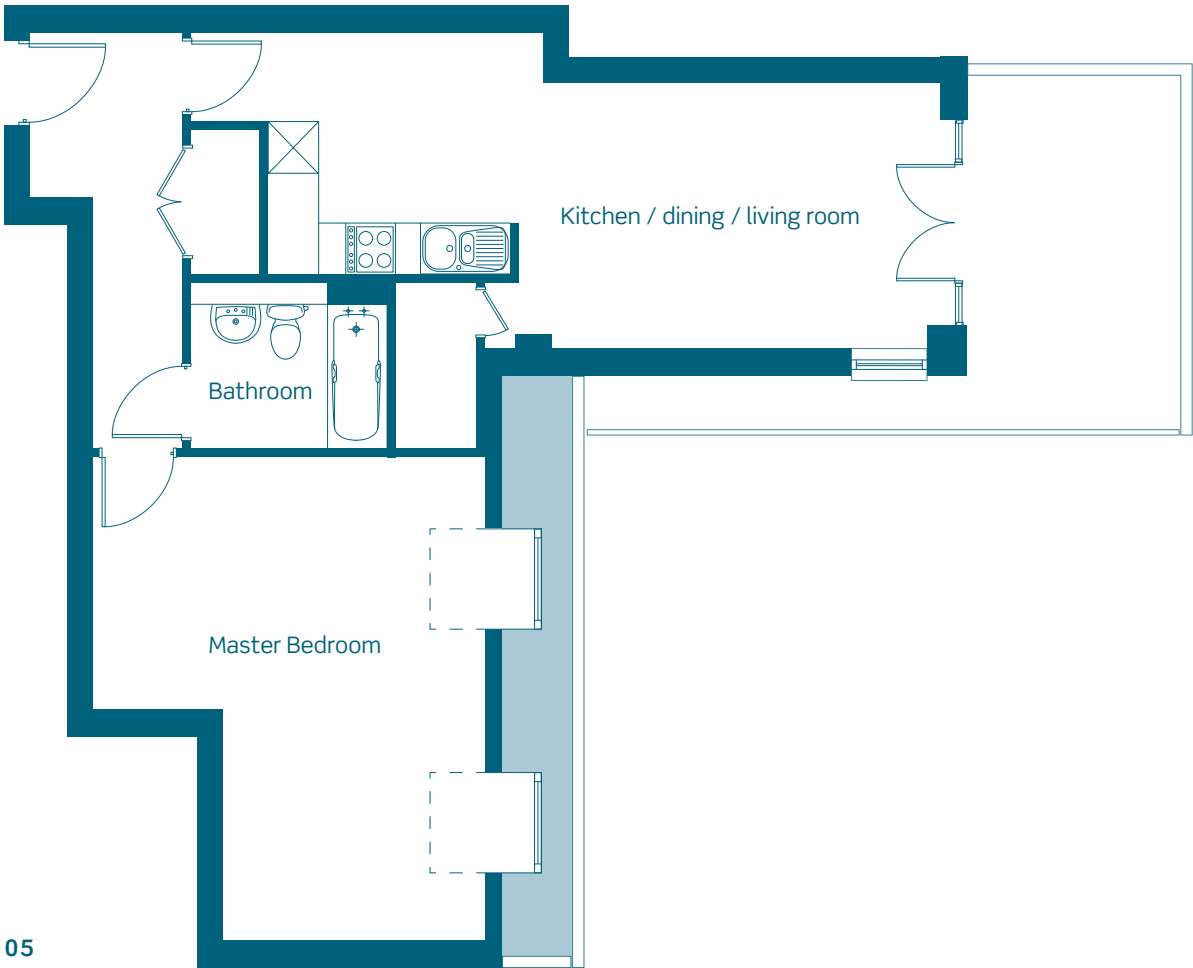
Please refer to specific kitchen layout for your plot. This is for illustration purposes only. The particulars illustrated and described should be treated as general guidance only. Whilst care has been taken in the production of this information, the details and particulars given here should not be relied upon as being wholly accurate. Nor do they constitute a contract, part of a contract or a warranty. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences ask your Sales Consultant. All dimensions are + or - 50mm and floor plans are not shown to scale.

Abel Yard

1 bed apartment

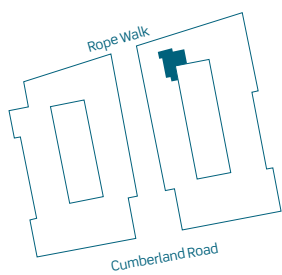
TYPE 96

ROOM	
Kitchen/Dining/Living	7.9m x 3.1m
Master bedroom	4.6m x 5.7m
GIA	61.3sq m



FLOOR 05

49 / E305.07 ●



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1 Bedroom Price List

Available

Apt No / Plot No	Property Details	Price	40% Share	EMSC*	Monthly Rent	Availability
49 / E305.07	Fifth floor apartment with roof terrace	£315,000.00	£126,000.00	£131.00	£315.00	AVAILABLE

***EMSC = Estimated Monthly Service Charge**

Call: 0300 330 0718 | Email: newbuildso@sovereign.org.uk

Prices, monthly rental charge and services charge are correct at time of print and subject to annual review. Eligibility conditions apply and can be found at sovereignliving.org.uk.
Sovereign Living is a trading name of Sovereign Housing Association Limited, a charitable association



Wapping Wharf

2 Bedroom Price List

Available

Apt No / Plot No	Property Details	Price	40% Share	Monthly Rent	EMSC*	Availability
2 / E300.01	Ground floor apartment with en-suite, Juliette balcony	£375,000.00	£150,000.00	£375.00	£164.00	AVAILABLE

All two bedroom homes come with one allocated parking space.

***EMSC = Estimated Monthly Service Charge**

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