



Portland House

16 LUXURY APARTMENTS



Barnett
DEVELOPMENTS
LIVE IN STYLE







Location

Portland House is located in one of Bristol's grandest and most elegant Georgian squares.

Noted architect Daniel Huger designed the square in the early 18th Century for Bristol's wealthy elite: it boasts a luscious central garden flanked by gorgeous Georgian townhouses. Portland Square has seen many changes and enhancements over the years, yet still retains its original grandeur and elegance.

The central focus of the Square is undoubtedly St Paul's Church, one of the most charming and famous churches in Bristol. It is now a thriving performance space and home to the circus skills and physical theatre training school, Circomedia.





The wider area around Portland Square is home to an eclectic mix of exciting independent retailers, restaurants, coffee shops and wine bars.

These popular and quirky local establishments more than hold their own, next to Bristol's latest retail therapy space - Cabot Circus, home to many famous designer outlets. Cabot Circus also provides a myriad of opportunities including employment and leisure.

Portland House benefits from excellent transport links. It is within walking distance of both Bristol Bus Station and Temple Meads Train Station. It is 5 minute drive from the M32 which links directly to the M4 and M5. It is also just 25 minute drive to Bristol International Airport.







The Development

Bristol based developers, Barnett Developments have converted Portland House, a beautiful period Grade II Listed building overlooking Portland Square in the heart of the city.

Our development consists of 16 residential apartments which include 4 one bed, 8 two bed, 2 three bed and 2 four bedroom apartments, varying in size from 45-160m².

These apartments have been finished to a very high quality specification. All kitchens include integrated appliances and there are luxurious floor coverings throughout. Each apartment comes with an abundance of storage and bespoke interior design. Many also benefit from a panoramic view of the Square.

At Portland House we take security very seriously and have worked alongside the organisation Secured By Design, who have been involved in maximizing the security of each apartment.

We have applied the winning formula used in the nearby Portland Heights development, an outstanding success, completed in September 2013.

Apartments are to be completed in early November 2014 and have already generated a great deal of interest with a number of apartments already sold.

Portland House's excellent central location combined the high specification apartments, makes this is a unique living experience. It is also close to Bristol's many tourist attractions, including the water front, museums, theatres and art galleries, making Bristol the most desirable city to live outside of London.

Apartment Specifications

Design

Design by award winning Architect O'Leary Goss Associates
BREEAM 'Excellent' accreditation – inexpensive to own and run

Kitchen

Fully fitted, Howdens custom designed kitchen with high gloss, self closing, handleless doors and Lamona integrated appliances and 40mm high pressure laminate tops
Stainless steel single multifunctional oven and black co-ordinating ceramic hob and integrated chimney hood extractor
Black glass splashback to hob
Built in full height Fridge/Freezer - Energy Rating A+
Built in integrated Dishwasher - Energy Rating A
Freestanding Indesit washer/dryer – Energy Rating A
Lamona stainless steel 1.5 sink bowl with Lamona chrome Atomix single lever tap
Vinyl plank flooring
Full height pull out storage units.
Integrated recycling bins
Under wall cupboard lighting
LED lighting around plinth

Bathrooms and En-Suites

Fully fitted white Kaldewei steel bath and white Duravit WC & basin suite
Lakes square bath screen (where appropriate)
Chrome Vado taps and independent thermostatic shower fitting control system
Co-ordinated wall tiles from Porcelanosa
Extractor fans to bathrooms and en-suites (MVHR system)
Mirror above sink 600 x 600
500mm high Dimplex Daytona towel rails in a chrome finish.

Joinery and Decoration

White painted satinwood finish to architraves, skirting and window cills
Classic 6 panel period doors with chrome finish furniture and lever handle
Munford and Wood tailor made double glazed energy efficient windows with solid brass fittings to front elevation, Velfac windows to rear
Fitted wardrobes in master bedrooms with mirrored sliding doors, shelving and hanging rail
Smooth finish matt emulsion white painted walls and ceilings
Water based eggshell paint on walls to bathrooms, en-suites and wcs where not tiled
Porcelanosa ceramic floor tiles to bathrooms, cloakrooms and en-suites.

Apartment Specifications (cont.)

Electrical

4 bar spotlight in kitchens – and IP 44 rated triple spotlights in bathrooms/en-suites
Sky + (Sky+) HD connectivity available in living rooms, looped to TV point in bedrooms
Telephone point to living rooms and master bedrooms
Brushed stainless steel light switches and kitchen sockets. Floor level sockets white
GET slimline fittings
Individual door bells

Central Heating and Energy Efficiency

BREEAM 'Excellent' accreditation – inexpensive to own and run
Dimplex Monterey Electric panel heaters with zone control from central programmer
Dimplex 4 zone controller with central programmer for thermostatic and timer controls
MVHR – energy efficient heat recovery ventilation throughout apartments
Dimplex HW cylinder for hot water
Insulated floors
Insulated walls

Peace of mind and security

Mains operated smoke alarm with battery back up
Low energy external security light fitted to building entrances and perimeter
Velfac external doors with satin ironmongery and high spec dead lock
Intercom system for secure access.

Entrance interiors

Brand new 6 person 430kg capacity Hoistway lift luxurious lift to all floors
Stair painted steel balustrade with Ash handrails.
Carpeting to hall, stairs and landings on all floors with Gradus nosings to stairs
Mains operated smoke alarm with battery backup in all apartments. Addressable loop fire alarm.
Low energy 28w 2D light fittings with PIR controls
Sensational entrance lobby with mirrored wall, classic checkered tiled floor and wall-art
Communal secure cycle store located at lower ground level
Communal bin and recycling area on ground floor
Individual locking post boxes in main entrance lobby

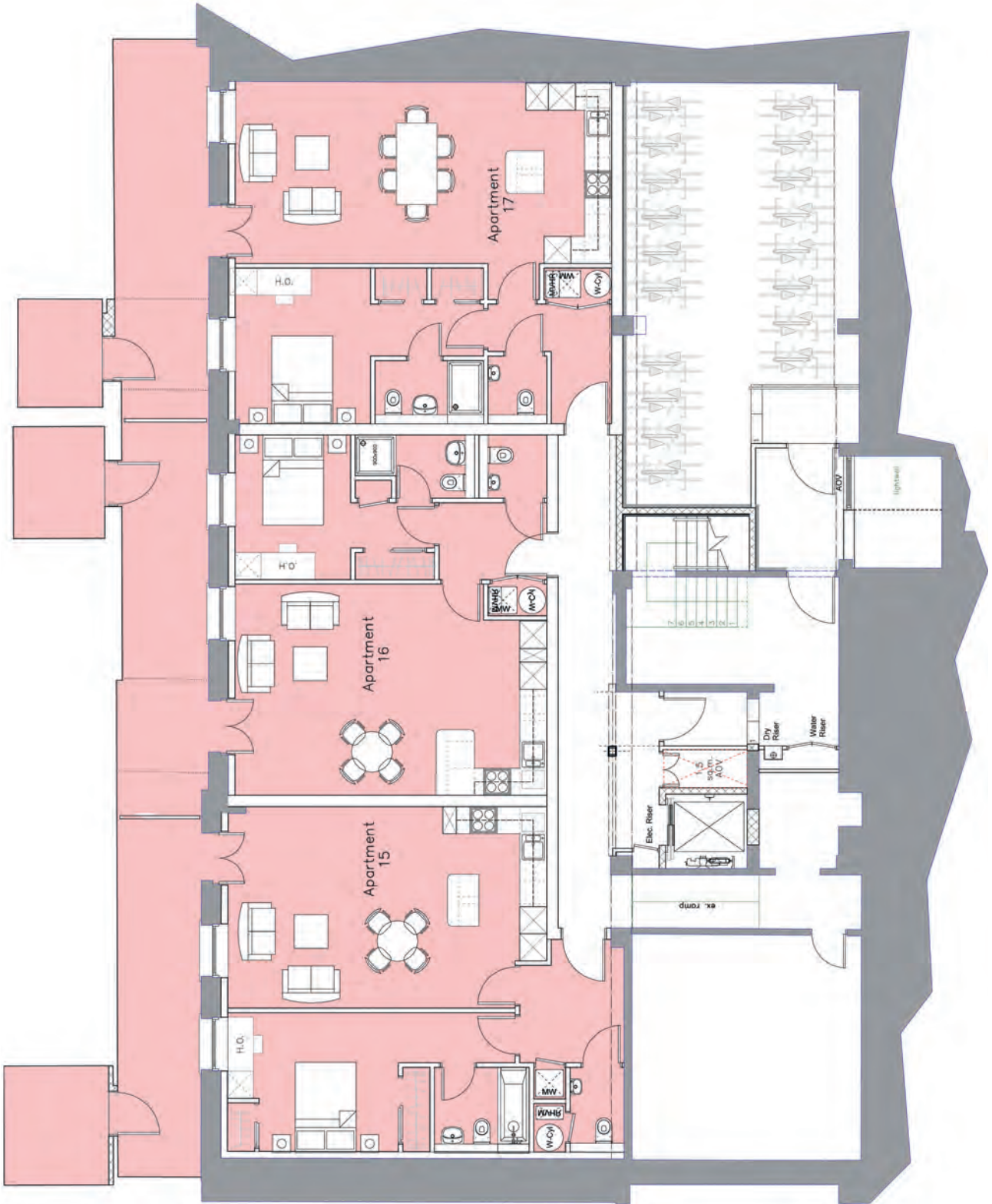
Environment

Recycled building rather than new build
Low carbon footprint
BREAAAM excellent

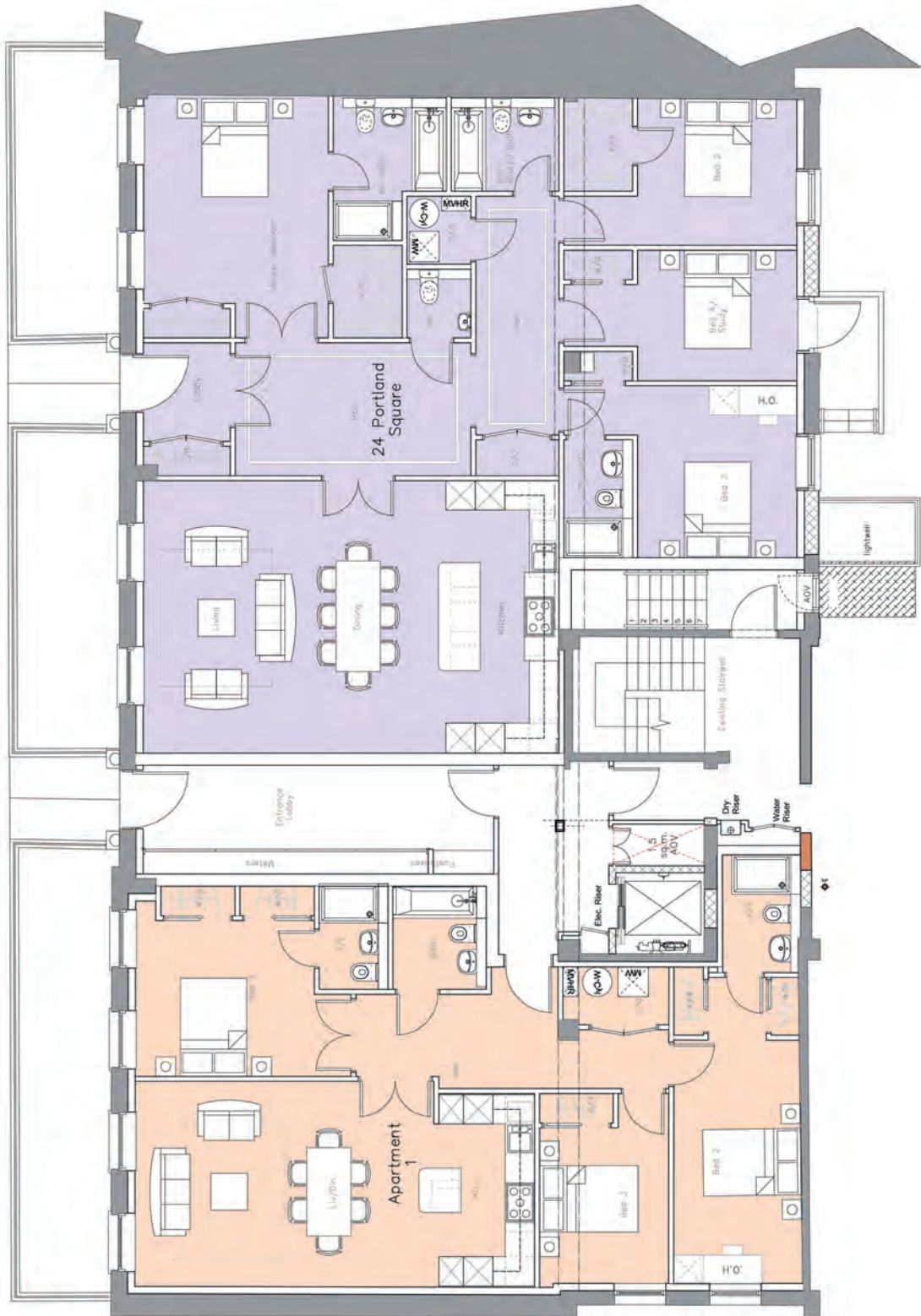
Guarantees

Premier 10 year guarantee

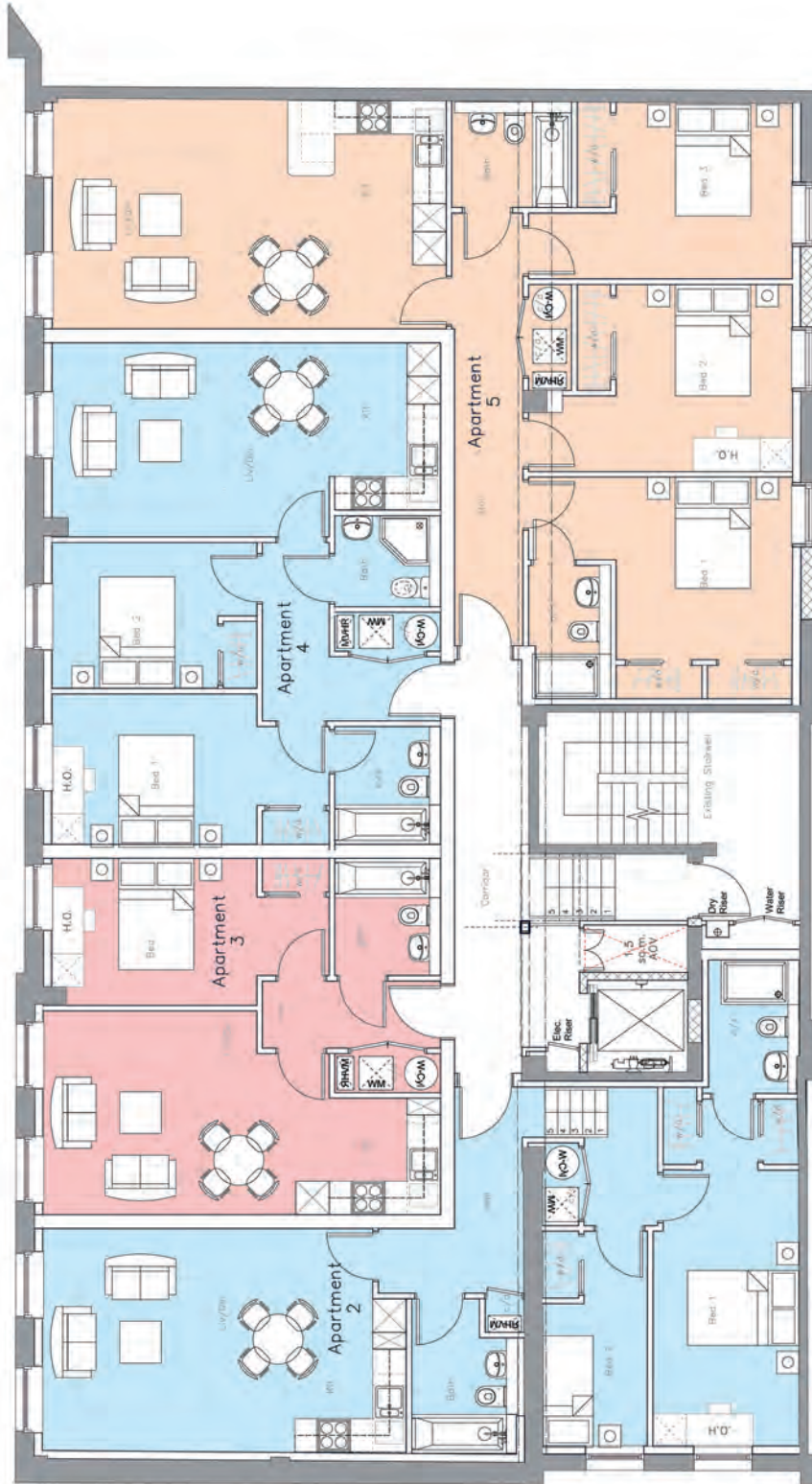
Lower Ground Floor



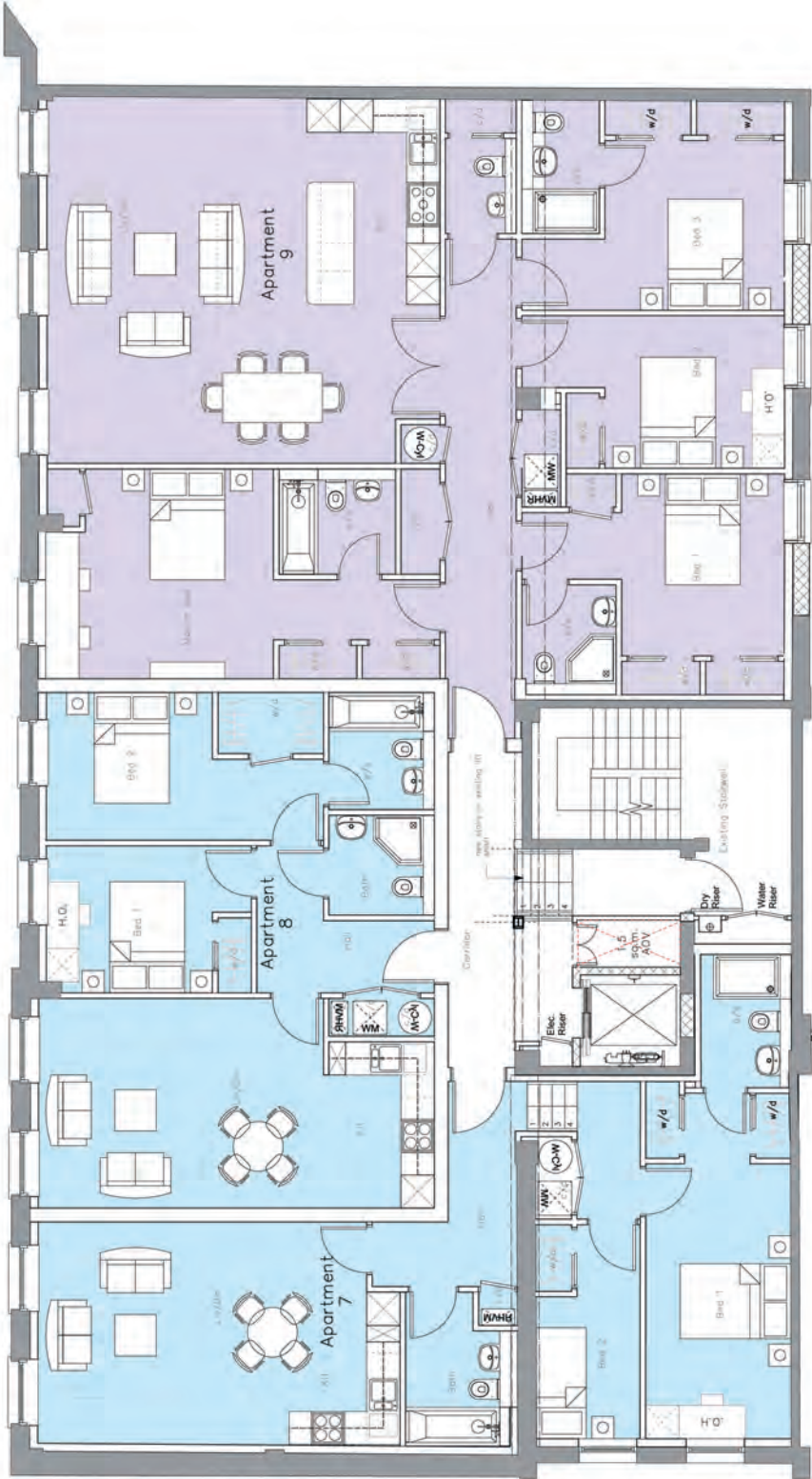
Ground Floor



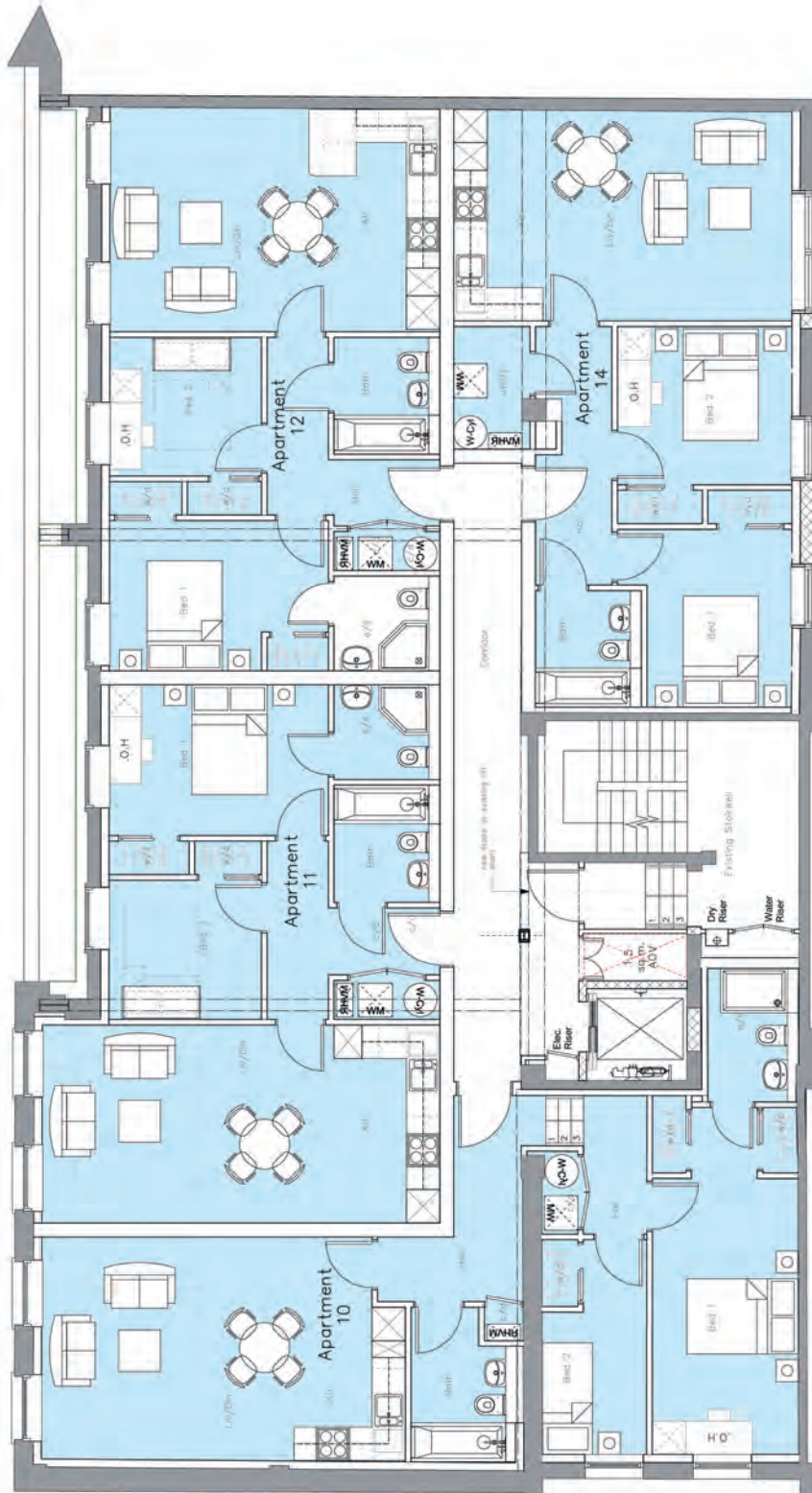
First Floor



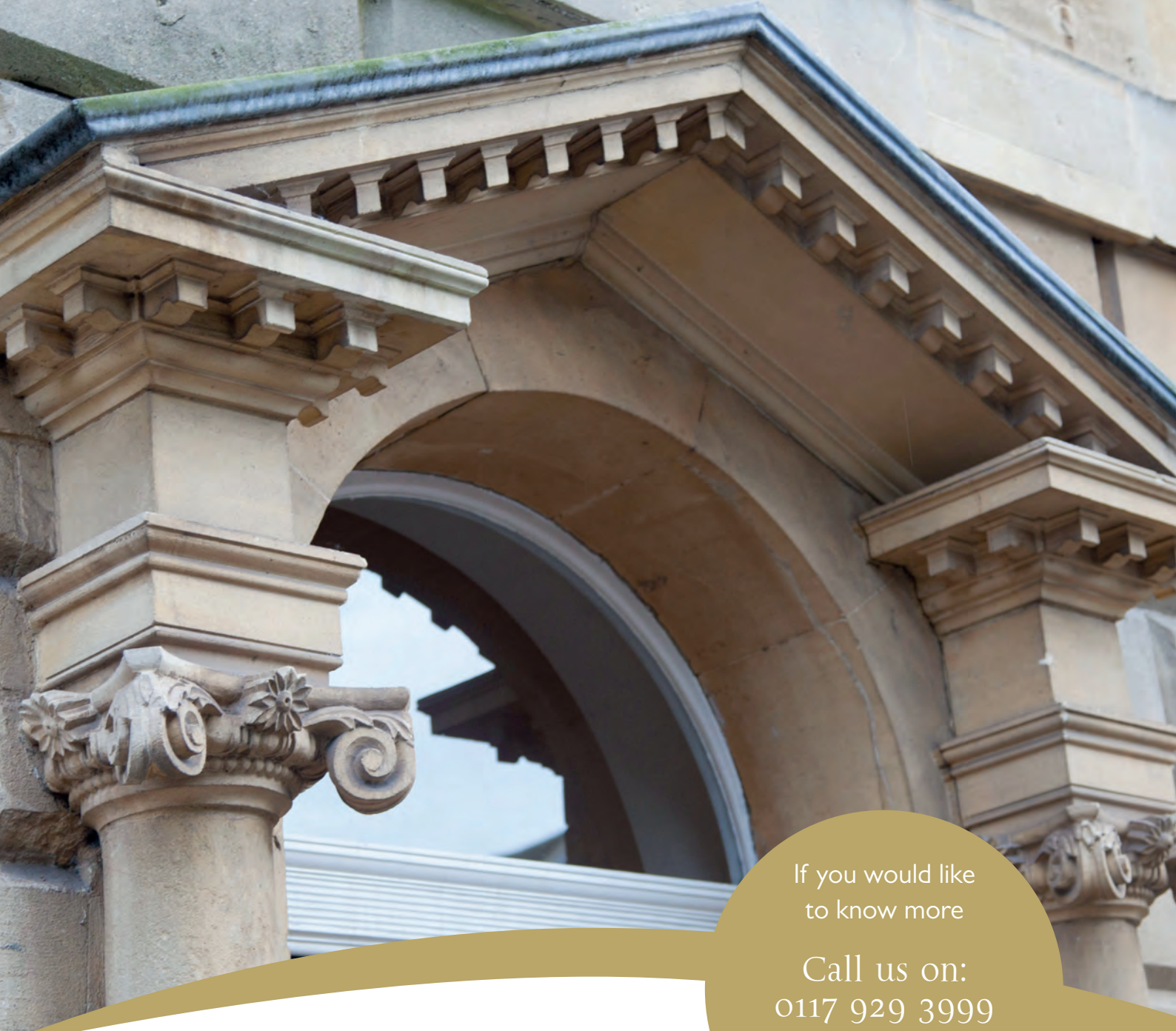
Second Floor



Third Floor







If you would like
to know more

Call us on:
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and ask for an appointment with
our Managing Director,
Nick Barnett.

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