



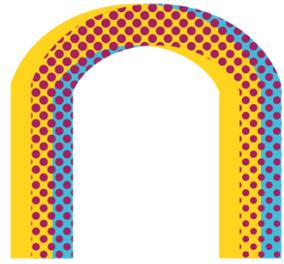
CARRIAGE WORKS

STUDIO, 1, 2 & 3 BEDROOM
APARTMENTS
STOKES CROFT, BRISTOL, BS1

BRIFE

**BOLD
BRIGHT
BRISTOL
UNIQUE
PROUD**

LIVE AT **CARRIAGE
WORKS**



CARRIAGEWORKS

STOKES CROFT, BS1

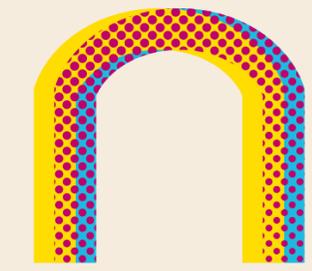
STUDIO, ONE, TWO & THREE BEDROOM APARTMENTS

Situated in the heart of one of Bristol's most vibrant and independent neighbourhoods is the historic Carriageworks. This exciting development draws on the site's history and infuses it with contemporary living to achieve a community focused and forward-thinking place to live. Comprised of 145 apartments, Carriageworks will also be home to several retail units bordering a new public marketplace. This central space will provide a vibrant local hub, bringing together residents and the wider community whilst maintaining and enhancing the area's independent energy and one-of-a-kind spirit.



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FORGED IN HISTORY



DEEP ROOTS

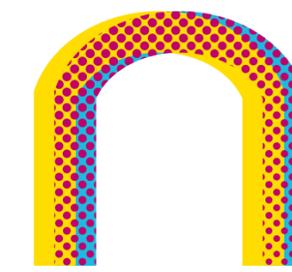
Originally T&J Perry's Carriageworks & Harness Factory, the building we know today is steeped in a rich history that marks Carriageworks as a cultural and historical pillar of Stakes Craft. Opened in 1804 by T&J Perry, the original building burned down and its replacement commissioned to Bristol architect, Edward William Godwin, to redesign.

The result was a highly innovative building: three storeys of independent continuous arcading; the window arches of alternating purple pennant stones and brown Bath stones, with the ground floor arcades left open to display the carriages.

In 1912, Perry sold to Anderson's Rubber Co. who occupied it until 1960. It was then taken over by the Regional Pools Company where it has since stood empty from 1979...until today.



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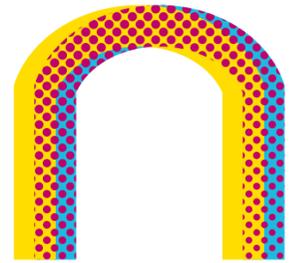
A CUTTING-EDGE LIFESTYLE

When you walk through Carriageworks' public marketplace, past the revitalised street frontages of Stokes Craft and Ashley Road, it will be hard not to stop and enjoy the thoughtfully landscaped square and The Carriageworks façade. As a Grade II listed building, The Carriageworks is considered a masterpiece of High Victorian commercial architecture. The adjacent Beckford House and Anderson House, have both been designed to reflect their historic surroundings, with materials complementing the Georgian and Victorian styles and celebrating the industrial heritage of the site.

Designed by award-winning Stride Treglown architects, the sustainable development features secure cycle parking spaces for residents, as well as additional spaces for visitors, with provision for six on-site wheelchair accessible car parking spaces and a dedicated car club bay close by. The marketplace will be a flexible space for local people to use with regular artisan markets, making it a dynamic, independent and accessible place to live.

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YOUR SPACE



CONTEMPORARY COMFORT

Life at Carriageworks is contemporary, comfortable and considerate. There are a wide range of stylish apartments and penthouses all with spacious, open plan living. If you like light spaces, you're in luck; many of the apartments in The Carriageworks building benefit from double height ceilings to make the most from the original, historic façade.

All the properties throughout the development offer city living at its finest with bright spaces, lift access and top-quality specifications such as: fitted kitchens, audio phone entry, contemporary bathrooms and en suites and supplied white goods including a fridge/freezer and washer/dryer.

SPECIFICATION



KITCHENS

- Contemporary fitted kitchens by Masterclass with Duropal 40mm worktops
- Stainless steel 1.5 sink with dual flow tap
- Washer/dryer located in storage cupboard
- Integrated appliances to include:
 - Ceramic hob
 - Cooker hood
 - Single oven
 - Fridge/freezer
 - Dishwasher (included for 2 & 3 bedroom apartments only)

BATHROOM/EN SUITE

- Contemporary white sanitary ware by Ideal Standard
- Pedestal wash basin with chrome mixer tap
- Chrome heated towel rail
- Thermostatic wall-hung shower over bath
- Stone effect, acoustic rated LVT flooring
- Porcelain wall tiles by Baber & Ball

INTERIOR FINISH

- Oak effect acoustic rated LVT flooring in living areas
- Cormar Apollo Comfort carpet to bedrooms with 10mm high density underlay
- Broadband and telephone hub provided to living areas

HEATING/HOT WATER

- Dimplex Monterey electric heating system
- Nuair heat recovery and ventilation unit
- Water cylinder

PEACE OF MIND

- Sprinkler system fitted in Beckford House
- Mist systems fitted in Anderson House and The Carriageworks
- 10 year ICW structural warranty



Computer generated image, details may vary on completion.

- **BECKFORD HOUSE**
6 FLOORS / STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

- **ANDERSON HOUSE**
4 FLOORS / 1, 2 & 3 BEDROOM APARTMENTS

- **THE CARRIAGEWORKS**
3 FLOORS / 2 & 3 BEDROOM APARTMENTS

- PERRY HOUSE**

- BRADLEY HOUSE**

Proudly positioned on the corner of Ashley Road and Stokes Croft, the thoughtfully designed buildings of Carriageworks are located at the bottom of Cheltenham Road, connecting Stokes Croft on one side and Gloucester Road on the other.

The development is a stone's throw away from Montpelier Train Station bringing you closer to the wider neighbourhoods of Bristol.

INDIE ARTY ECLECTIC

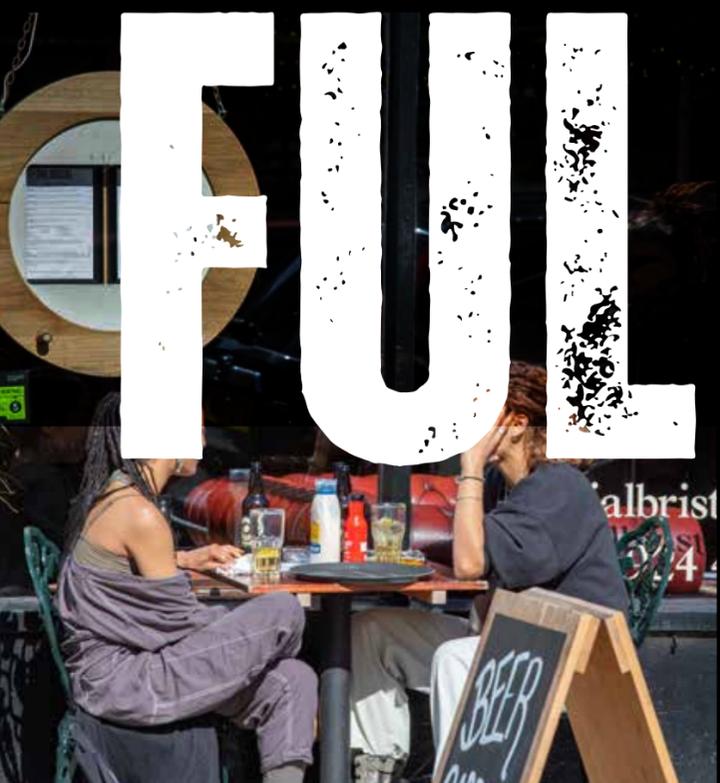
Illustrated by Alice Rolfe



SOUL



FULL



TIME

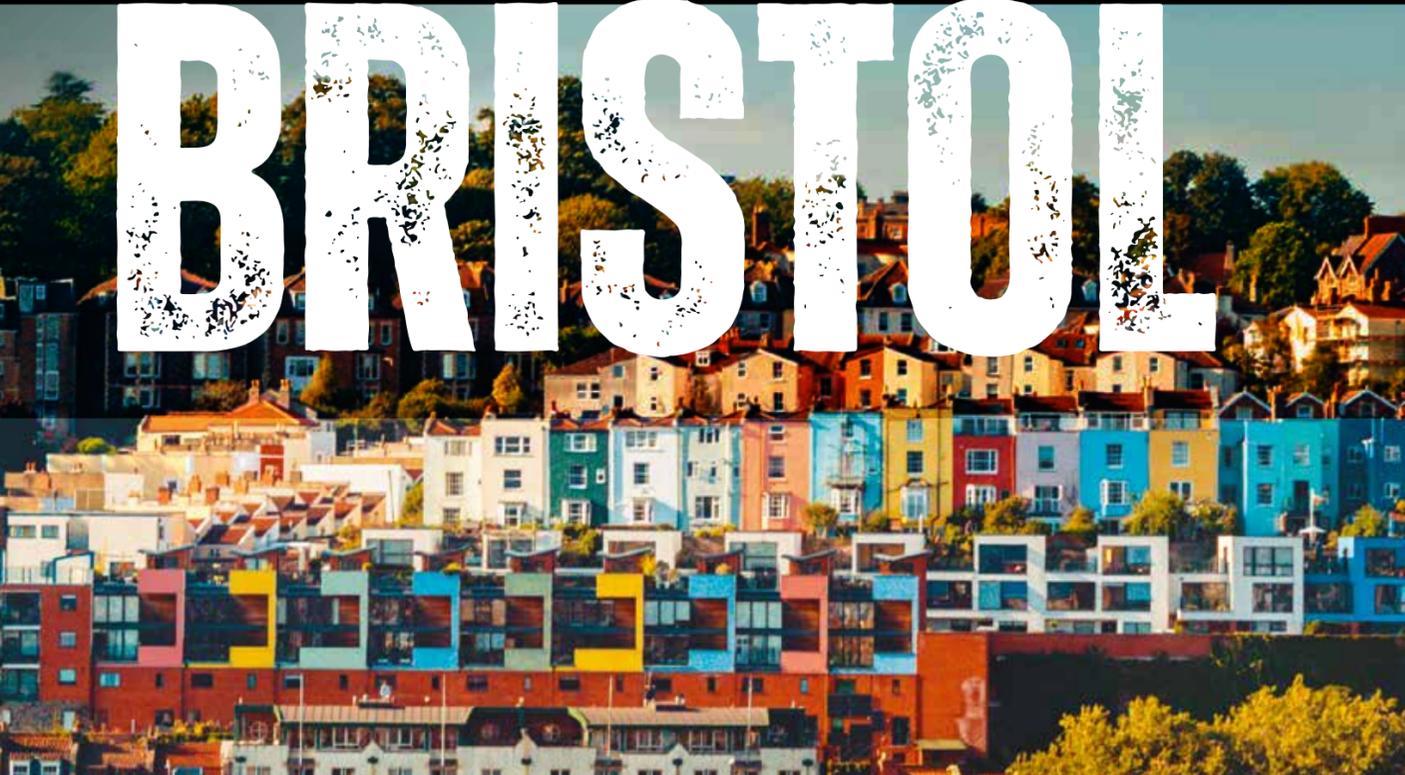


A COMMUNITY LIKE NO OTHER

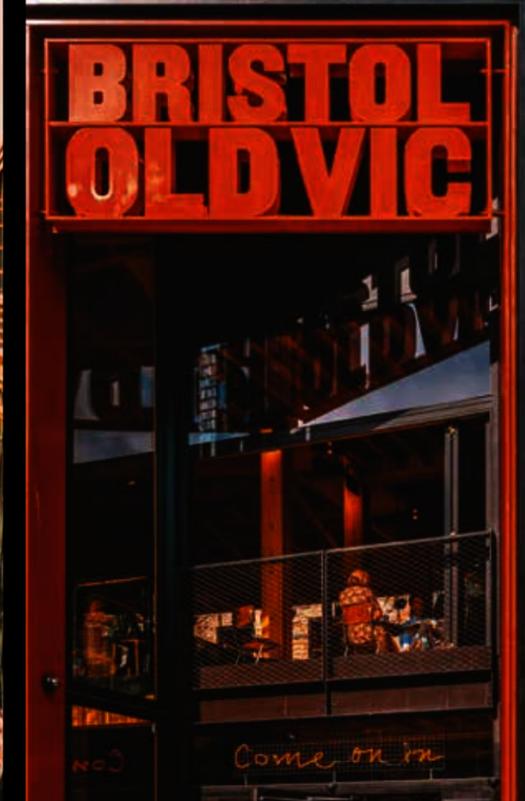
Every day is different in Stokes Craft and if you step out on the street, you never know what you'll find. From unexpected street art festivals to hidden treasures in the local vintage shops, there's an eclectic and fiercely independent world to be discovered. A diverse social life is unavoidable, with Montpelier Park round the corner and renowned restaurants and cafés across the road. You're never far from a good pub and a good time in Stokes Craft.



BE



BRISTOL



BRISTOL
OLD VIC

Come on in



THE BRISTOLIAN BEAT

Bristol is the beating heart of the west country and a creative hub for music, art and culture. It's home to iconic music venues, theatres and clubs, as well as unmissable events such as the International Balloon Fiesta, St Pauls Carnival and the Harbour Festival. Bristol is an academic titan with two world class universities and a strong academic reputation in research and teaching. If you're a foodie, it's got the lot with everything from Michelin star to street food. But Bristol is more than just things and places, it's a thriving community of amazing people.

UNIQUELY BRISTOL



- 1 CARRIAGEWORKS
- 2 TEMPLE QUAY
- 3 TEMPLE MEADS
- 4 CABOT CIRCUS
- 5 PORTLAND SQUARE
- 6 FINZELS REACH
- 7 WAPPING WHARF
- 8 HARBOURSIDE
- 9 THE BEARPIT
- 10 BRISTOL BEACON
- 11 BRISTOL ROYAL INFIRMARY
- 12 PARK STREET



1
CARRIAGE
WORKS

Number One, Bristol



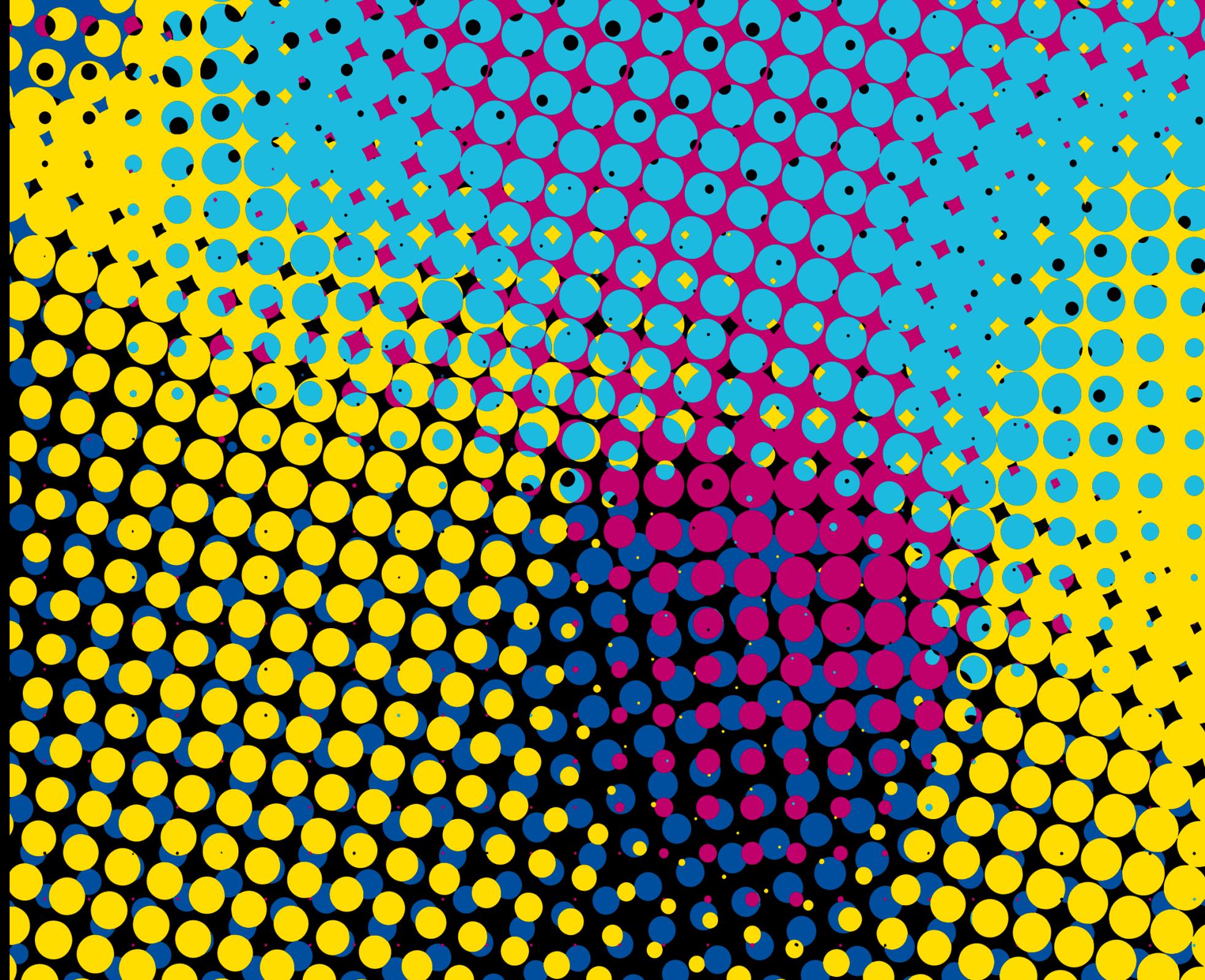
The PG Group is a Bristol based property developer with a wealth of experience in creating high quality yet affordable homes in Bristol and the surrounding areas.

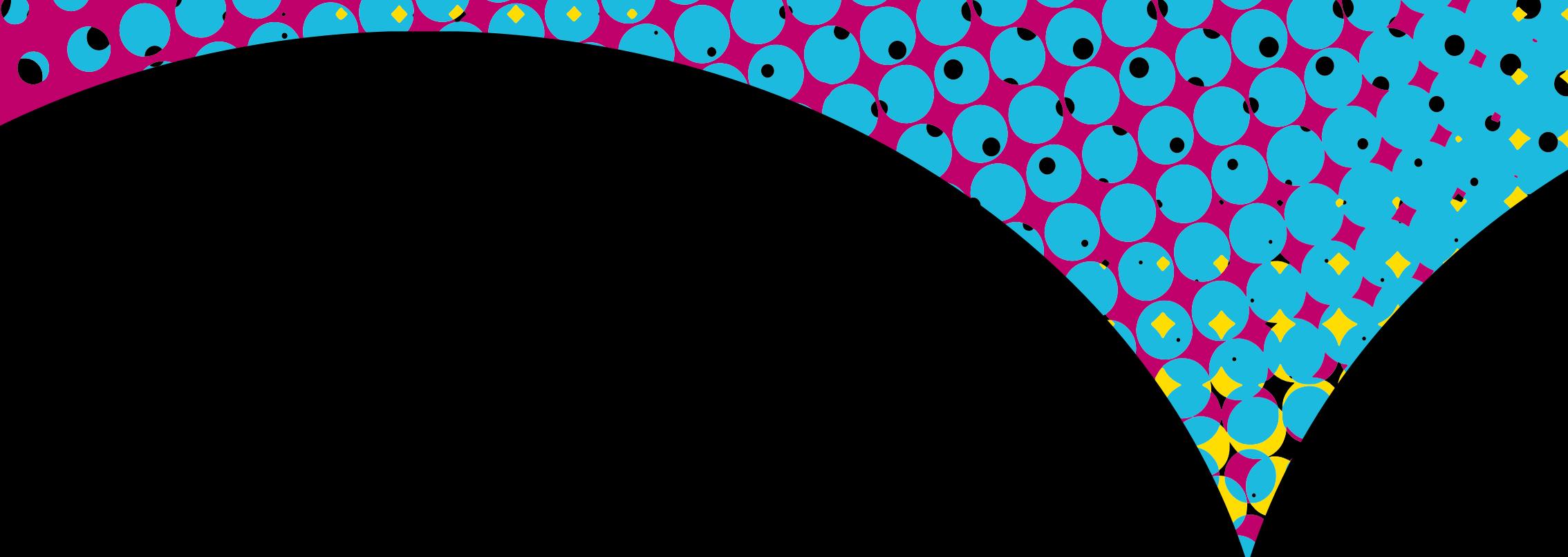
The philosophy of the PG Group centres on providing an excellent service and product, to satisfy not only the client's requirements but to enhance the environment and benefit the wider community. The buildings produced are a testament to the Groups' aims and ambitions.

The PG Group develops buildings that look and feel inspirational both inside and out. From their professional partnerships through to the smallest details, investing in the best is their priority. Continually re-investing in Bristol, integrity is in the DNA of the business.



The Eye, Bristol





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