



# Redcliffe 17 Parade 68

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BRISTOL



Redcliffe Parade

Redcliffe Parade West

Bristol BS1 6SP

16 meticulously converted period apartments, lovingly restored in one of Bristol’s most iconic Georgian terraces in the heart of the city.

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# Welcome to Redcliffe Parade

Redcliffe Parade is the stunning new conversion and meticulous renovation of this listed Georgian terrace into 16 beautiful one and two bedroom apartments.

Situated in an elevated position, close to the waterfront, all of the distinctive apartments at Redcliffe Parade have stunning views across Bristol. Those lucky enough to own a home here will enjoy the peace and tranquillity of this sought-after area, yet be within a short walk of central Bristol and the Harbourside, its restaurants, cafés, shops and businesses.

Computer Generated Image of the terrace exterior at Redcliffe Parade West.





Bristol Harbourside is a bustling area with its bars and restaurants lining the waterfront.

A short walk from Redcliffe Parade is the acclaimed Michelin starred restaurant Casamia, as well as the characterful Wapping Wharf with its independent shops, bars and eateries.

Many events are held here throughout the year, including the annual Bristol Harbour Festival, attracting visitors from all over the world in celebration of Bristol's maritime history.



View over Bristol Harbourside from Redcliffe Parade West.  
Photography by Jim Cossey.



# Living in Bristol

Named by The Sunday Times as the best place to live in 2017\*, Bristol has a vibrant character and has evolved into a city with an eclectic mix of culture, excitement and beauty.

Bristol is spoilt for choice when it comes to places to shop. From Clifton Village with its independent retailers, to Cabot Circus and Quakers Friars with their international brands and department stores, the city is also home to many and various street markets brimming with local produce.

## Images (L-R)

Bristol Harbour fireworks, Clifton Suspension Bridge, Blue Hour at the M Shed, St Nicholas Market, Cabot Circus shopping centre, Bristol International Balloon Fiesta

The M Shed museum celebrates Bristol's fascinating history and other highlights include We The Curious science centre, the Arnolfini international art gallery and original works by Banksy, which can be found across the city.

Theatre-goers can choose from a host of venues including the Hippodrome, the Tobacco Factory, the Colston Hall and the Bristol Old Vic at the Theatre Royal in King Street.

Soak up the atmosphere from a waterfront coffee shop, explore the city by boat, or enjoy a walk in one of the city's many green spaces.



## Connections<sup>+</sup>

Bristol Temple Meads station, designed by Isambard Kingdom Brunel, has trains connecting directly to the UK's major cities, as well as bus services to many parts of the city. There is a quick bus service to Bristol International Airport. From Temple Meads there is easy access to the M32 for routes to London, the Midlands and Wales via the M4/M5. A ferry service operates in central Bristol around the floating harbour.

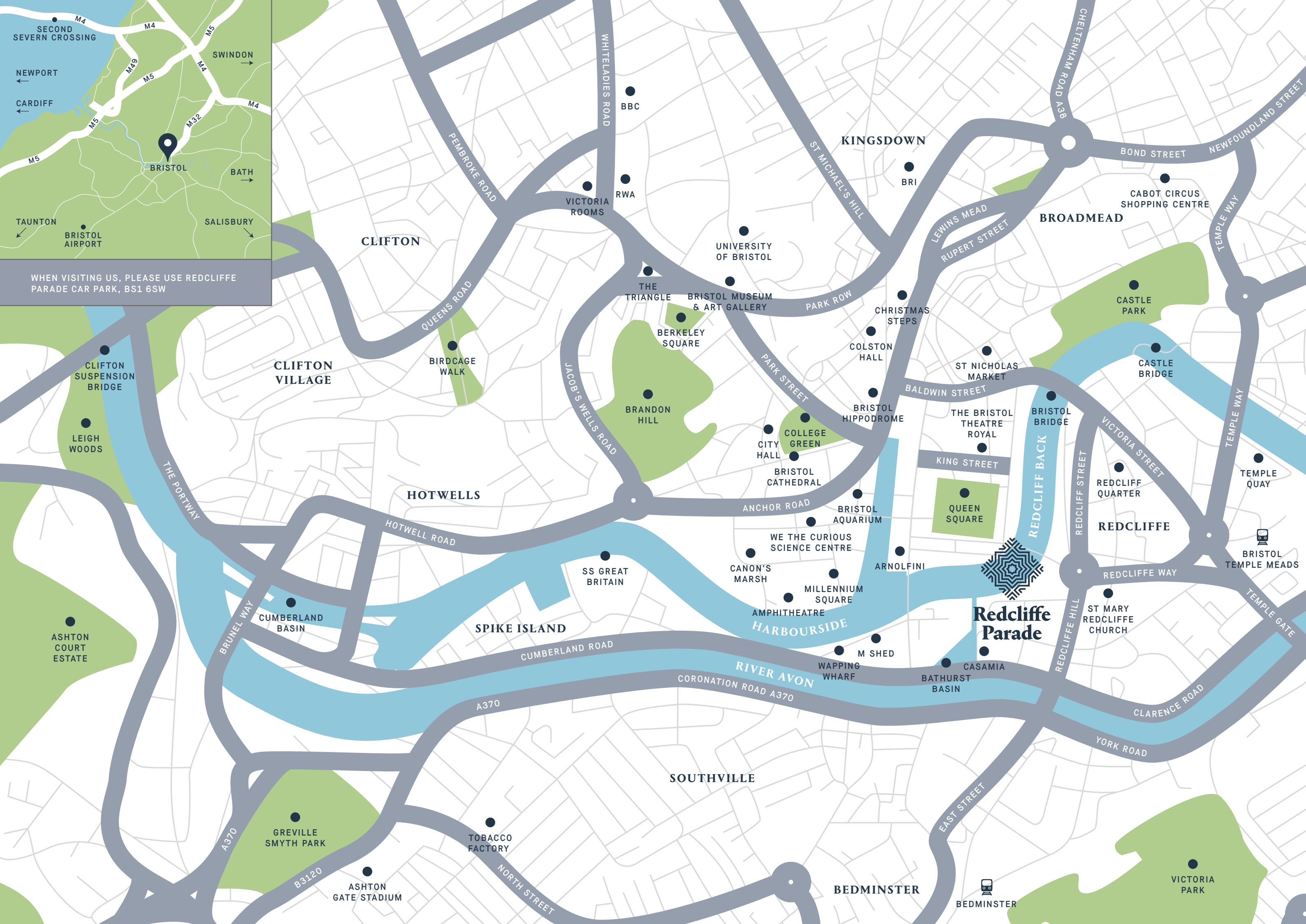
London	1h 38 min
Manchester	2h 59 min
Cardiff	48 min
Bristol Airport (Bus)	18 min

\* The Sunday Times Best Places to Live Guide 2017  
+ Travel times from Bristol Temple Meads. Times are quickest routes taken from thetrainline.com





Map of Bristol and surrounding areas showing major roads (M4, M5, M32, M49) and locations (Newport, Cardiff, Bath, Salisbury, Taunton, Bristol Airport, Swindon). A location pin marks Bristol. A text box states: "WHEN VISITING US, PLEASE USE REDCLIFFE PARADE CAR PARK, BS1 6SW".





# Commanding views

This Georgian terrace at 3-8 Redcliffe Parade West overlooks the Floating Harbour and is one of Bristol's most recognisable architectural landmarks. The Grade II listed façade of this much loved, stunning row of four-storey townhouses features distinctive, coloured frontages.

With commanding views over the City from its elevated position in historic Redcliffe, the terrace has now been carefully and painstakingly restored to its former elegance. Dating back to 1768, the terrace has seen many uses throughout its history – from individual homes, a school, a draper's shop to other commercial businesses - all contributing to Redcliffe Parade's fascinating tapestry.



View from Redcliffe Parade West to the South.  
Photography by Jim Cossey.





## Informal elegance

These one and two bedroom period apartments offer a sense of informal elegance. The open plan living space embraces its rich Georgian heritage with many original features restored to bring these beautiful apartments back to life.

Combining a mix of the traditional with contemporary, the apartments retain the character of their original, timeless style with features including panels and cornices, timber double glazed sliding sash windows and picturesque Juliet balconies.

Each apartment is fitted with Kährs hand finished traditional oak floors. Hand painted, solid wood Neptune kitchens, and Porcelanosa bathrooms complete the natural sophistication of Redcliffe Parade living.

At Redcliffe Parade anything goes when it comes to style. The heritage of the building offers an incredibly adaptable space within each apartment, whether you opt for a contemporary or classic design.



# Specification

## Kitchens

- Neptune Chichester, solid wood, hand painted kitchens
- English white quartz work surfaces with upstand
- Under-cupboard LED lighting
- Integrated Neff appliances including oven with stainless steel finish, induction hob, bespoke recirculation fan cooker-hood with integral light, dishwasher, fridge/freezer and microwave
- Neptune stainless steel 1 ½ bowl sink with Franke Bridge crosshead tap
- Discreet service area with plumbing for washer/drier

## Bathrooms and ensuites

- White Porcelanosa basins, wall-mounted WCs and double-ended white baths with overhead showers and glass shower screens
- Glass shower doors in ensuite
- Large ceramic tiles
- Wall-mounted heated towel rail
- Illuminated mirror with integrated shaver socket and demister

## Communal areas

- Staircases and lifts to all floors
- Front and rear entrances are decorated with Porcelanosa tiles and traditional panels, with contemporary chandeliers giving a modern twist on period style
- Restored original features including alcoves, panelling and bannisters
- Door entry system for front and rear entrances
- Secure basement storage (as available)
- Smoke alarms and heat sensors
- Post boxes
- Access to courtyard and car park

## Apartment features

- Kährs hand crafted traditional oak floors throughout, with natural oil finish
- Solid wood doors
- Double doors to living areas
- Chrome sockets and switches
- Multisec period style radiators
- Pendant lights
- 50 oz wool ivory carpet to bedrooms
- Original skirtings, decorative cornices, window surrounds and panels, completed with carefully created reproductions where needed
- Double glazed sash and casement windows
- Smoke alarms and heat sensors
- Central chp and boilers providing heating and hot water

## Connectivity

- Media plate for internet, landline, Freeview TV, Virgin and Sky (subscriptions required)

## Exterior

- Secure electronic gate access to landscaped courtyard
- Exterior lighting
- Dedicated parking
- Secure bicycle store
- Bin storage/recycling

## Environment

- Solar photovoltaic panels provide power for communal areas
- Lighting sensors in the communal areas
- A-rated kitchen appliances

Specification may vary per apartment.



Illustrative purposes only.





Photography by Jim Cossey.

→  
PUBLIC  
CAR PARK

## REDCLIFFE PARADE WEST



## BAROSSA PLACE



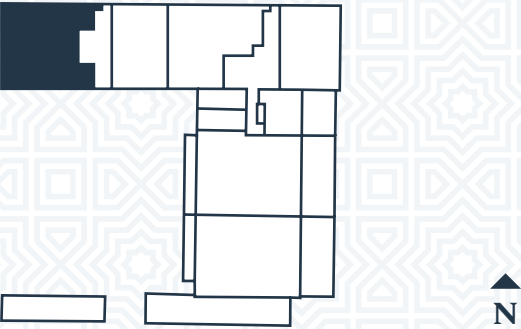
JUBILEE PLACE



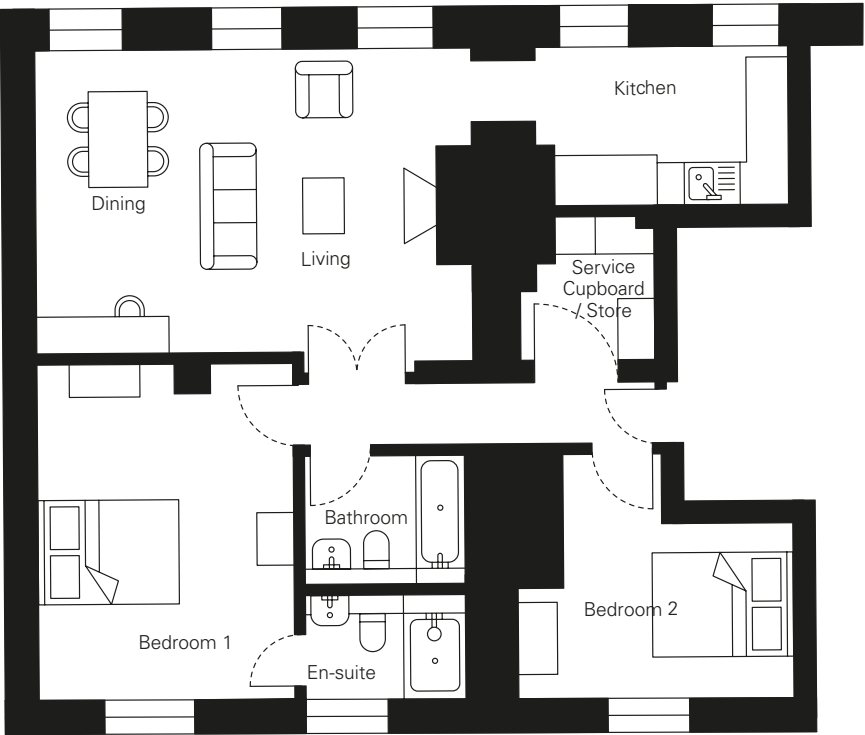
# Apartment No. 0.1

2 Bedroom Apartment  
89 sq m / 958 sq ft

Ground Floor Locator



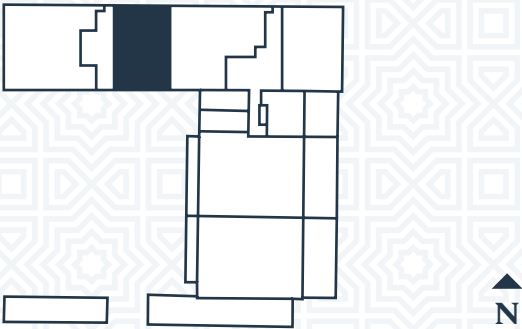
Living Space	4.6 x 6.4m / 15' 1" x 21'
Kitchen	2.4 x 3.8m / 7'9" x 12'5"
Bedroom 1	4.9 x 3.7m / 16'1" x 12'1"
Bedroom 2	3.6 x 4m / 11'8" x 13'1"



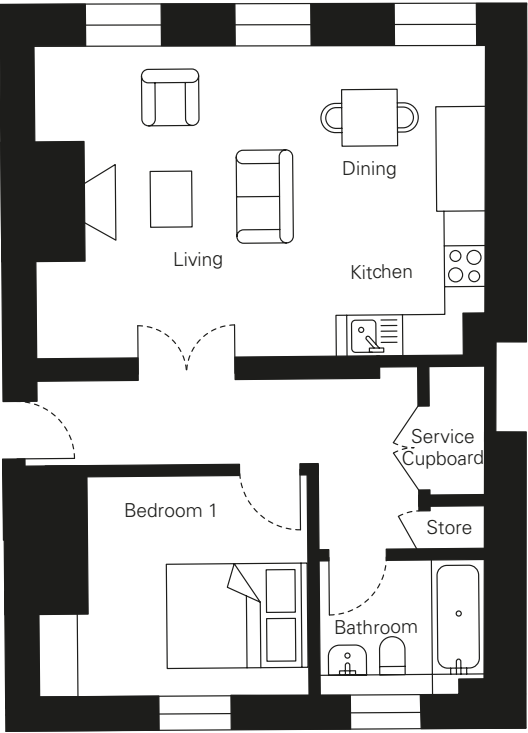
# Apartment No. 0.2

1 Bedroom Apartment  
59 sq m / 635 sq ft

Ground Floor Locator



Living Space	4.6 x 6.6m / 15'1" x 21'7"
Bedroom 1	3.2 x 3.9m / 10'5" x 12'8"





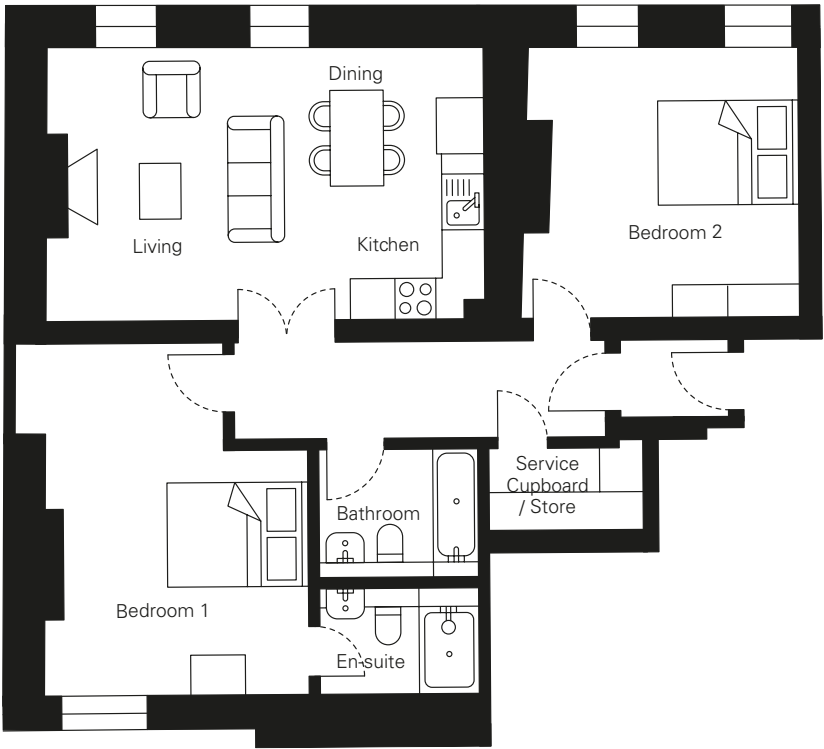
# Apartment No. 0.3

2 Bedroom Apartment  
81 sq m / 872 sq ft

Ground Floor Locator



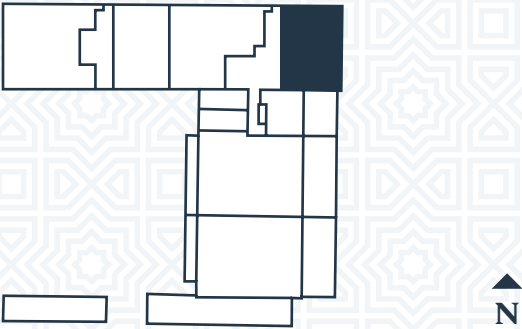
Living Space & Kitchen	4.1 x 6.5m / 13'5" x 21'3"
Bedroom 1	5.1 x 3.9m / 16'7" x 12'8"
Bedroom 2	4.1 x 4.1m / 13'5" x 13'5"



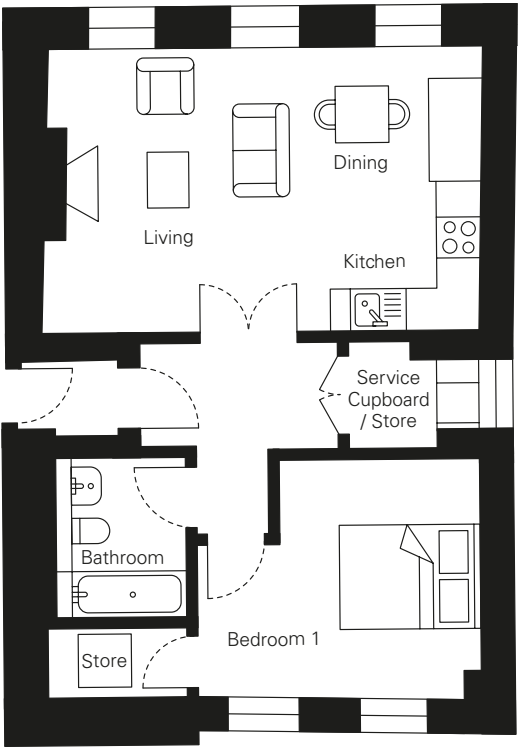
# Apartment No. 0.4

1 Bedroom Apartment  
58 sq m / 624 sq ft

Ground Floor Locator



Living Space & Kitchen	4.3 x 6.4m / 14'1" x 21'
Bedroom 1	3.5 x 4.1m / 11'5" x 13'5"

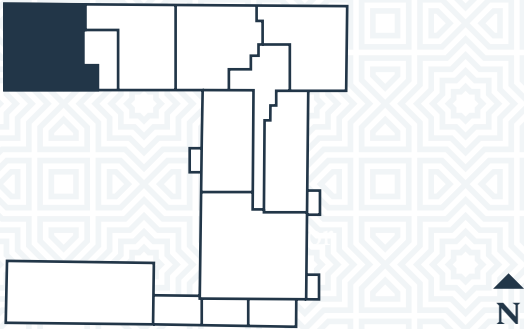




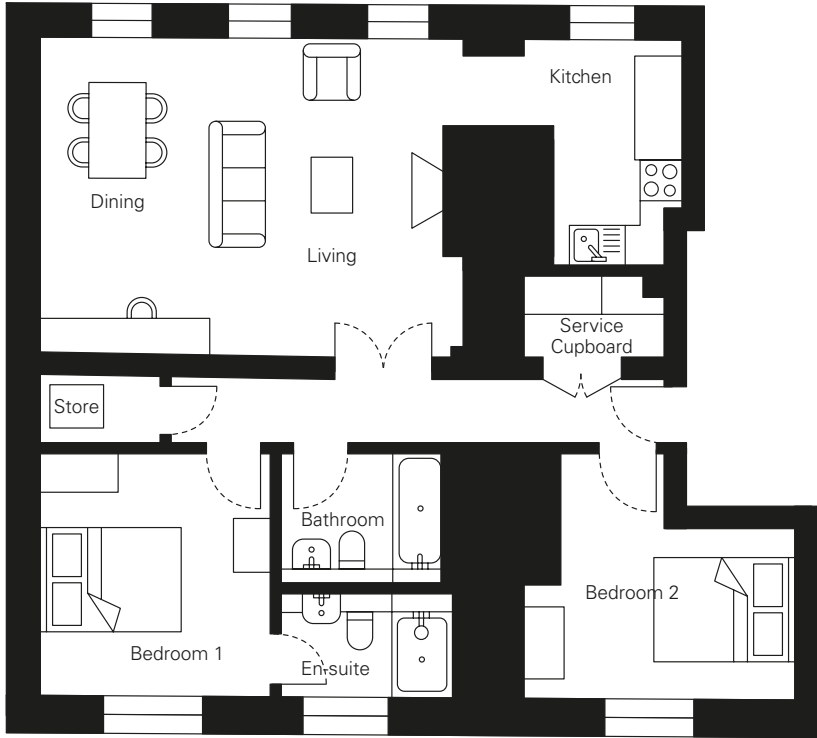
# Apartment No. 1.1

2 Bedroom Apartment  
83 sq m / 893 sq ft

First Floor Locator



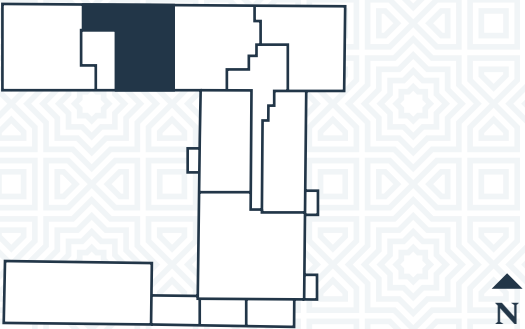
Living Space	4.7 x 6.2m / 15'4" x 20'3"
Kitchen	3.4 x 2.3m / 11'2" x 7'5"
Bedroom 1	3.6 x 3.3m / 11'8" x 10'8"
Bedroom 2	3.6 x 4m / 11'8" x 13'1"



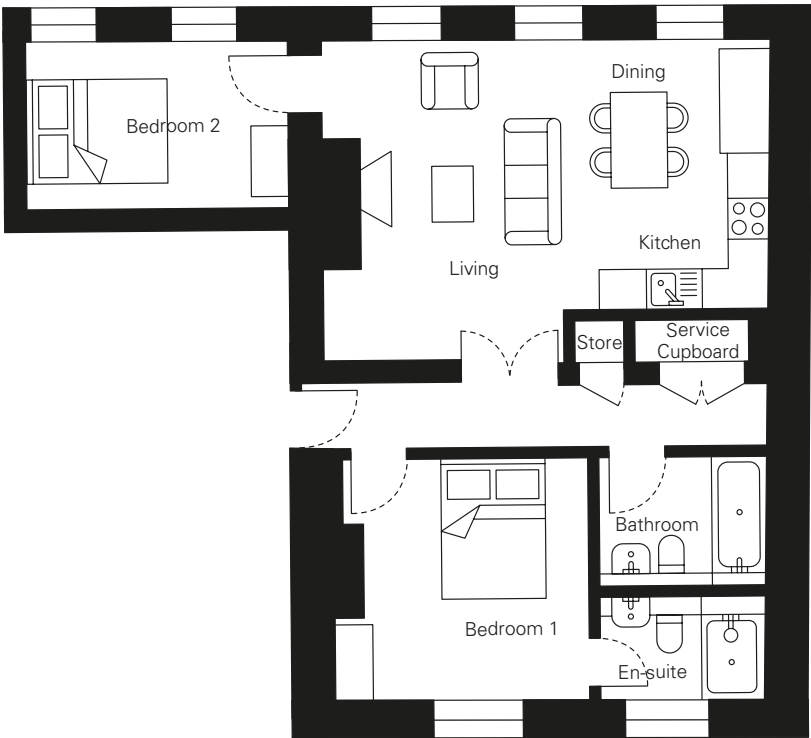
# Apartment No. 1.2

2 Bedroom Apartment  
69 sq m / 742 sq ft

First Floor Locator



Living Space & Kitchen	4.8 x 6.6m / 15'7" x 21'7"
Bedroom 1	3 x 3.8m / 11'8" x 12'5"
Bedroom 2	2.5 x 3.8m / 8'2" x 12'5"

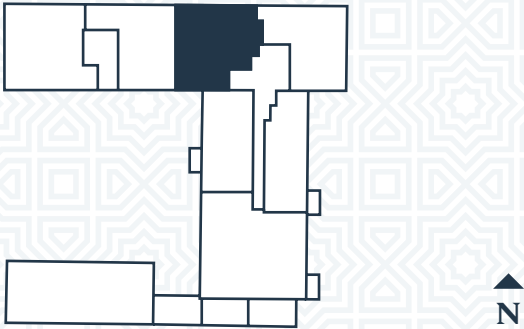




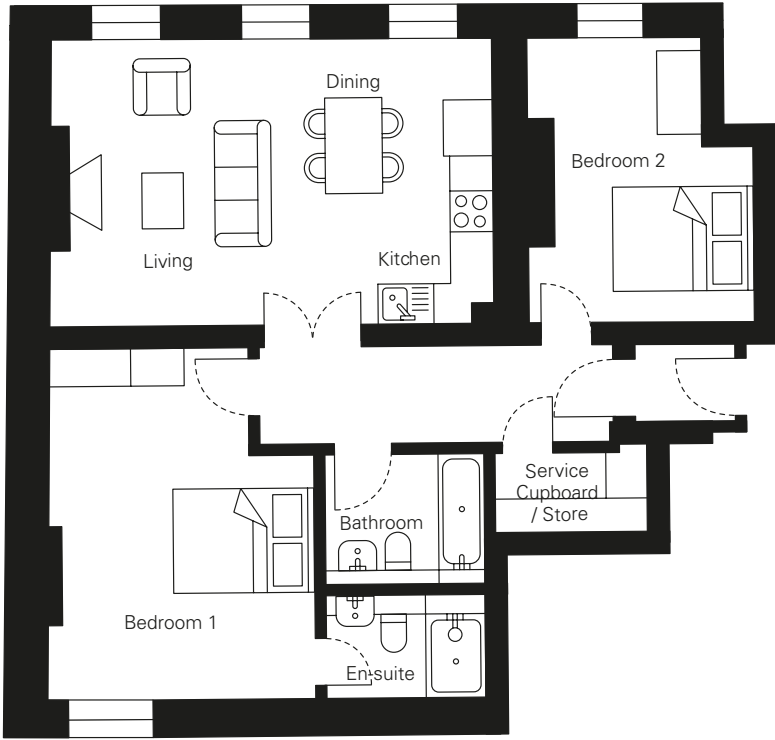
# Apartment No. 1.3

2 Bedroom Apartment  
78 sq m / 840 sq ft

First Floor Locator



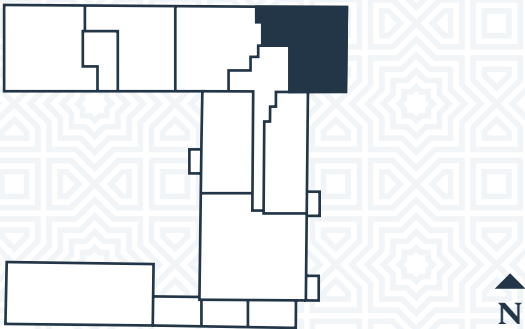
Living Space & Kitchen	4.1 x 6.5m / 13'5" x 21'3"
Bedroom 1	5.1 x 3.9m / 16'7" x 12'8"
Bedroom 2	4.3 x 3.3m / 14'1" x 10'8"



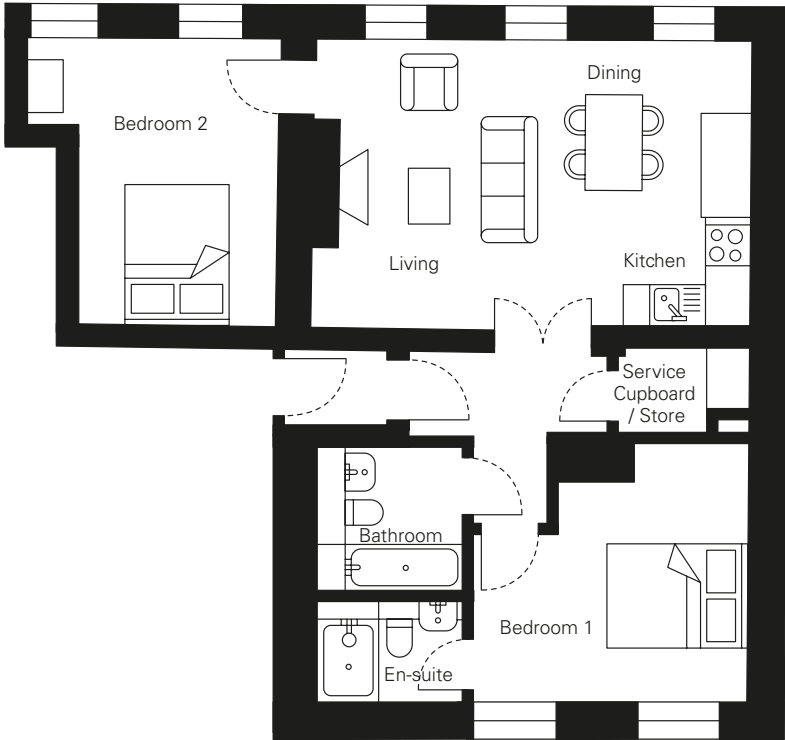
# Apartment No. 1.4

2 Bedroom Apartment  
72 sq m / 775 sq ft

First Floor Locator



Living Space & Kitchen	4.3 x 6.4m / 14'1" x 21'
Bedroom 1	3.8 x 4m / 12'5" x 13'1"
Bedroom 2	4.2 x 3.7m / 13'8" x 12'1"

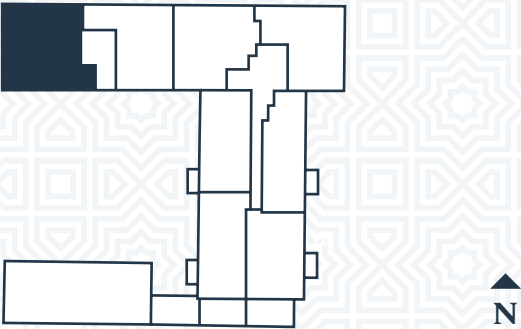




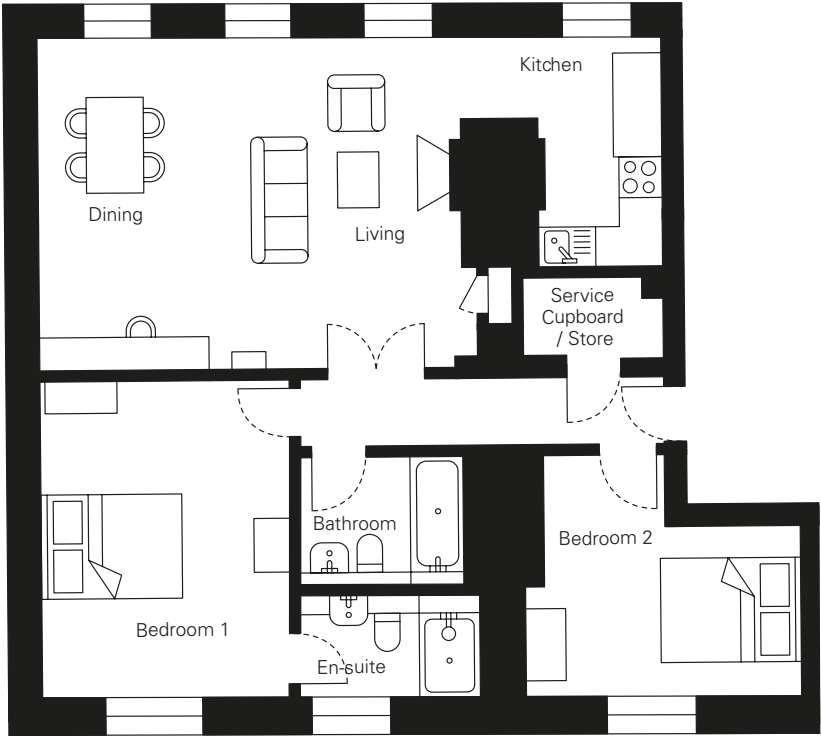
# Apartment No. 2.1

2 Bedroom Apartment  
87 sq m / 936 sq ft

Second Floor Locator



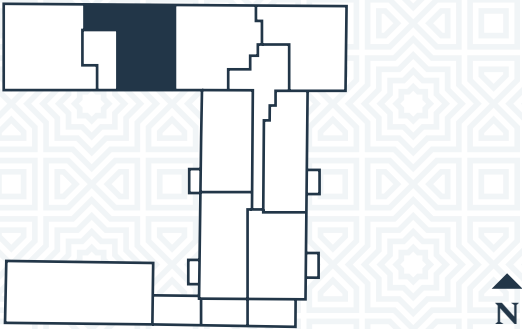
Living Space	5 x 7.4m / 16'4" x 24'3"
Kitchen	3.4 x 1.8m / 11'2" x 5'1"
Bedroom 1	4.7 x 3.7m / 15'4" x 12'1"
Bedroom 2	3.6 x 4.1m / 11'8" x 13'5"



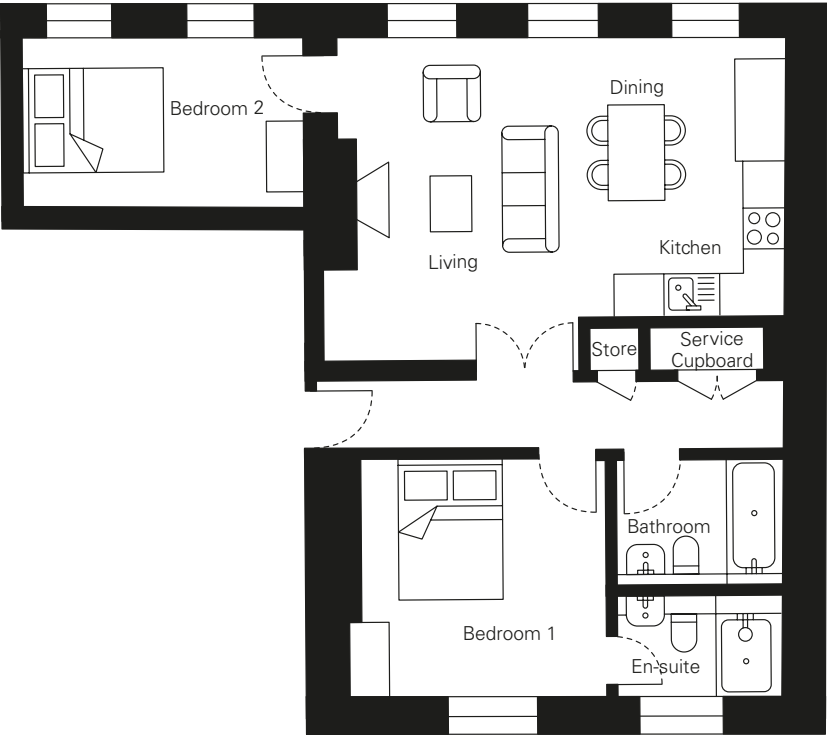
# Apartment No. 2.2

2 Bedroom Apartment  
74 sq m / 797 sq ft

Second Floor Locator



Living Space & Kitchen	4.8 x 6.5m / 15'7" x 21'3"
Bedroom 1	3.5 x 3.8m / 11'5" x 12'5"
Bedroom 2	2.5 x 4.1m / 8'2" x 13'5"

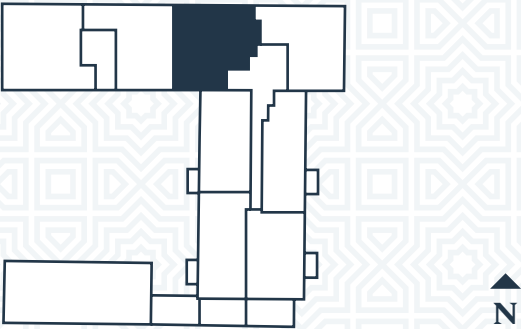




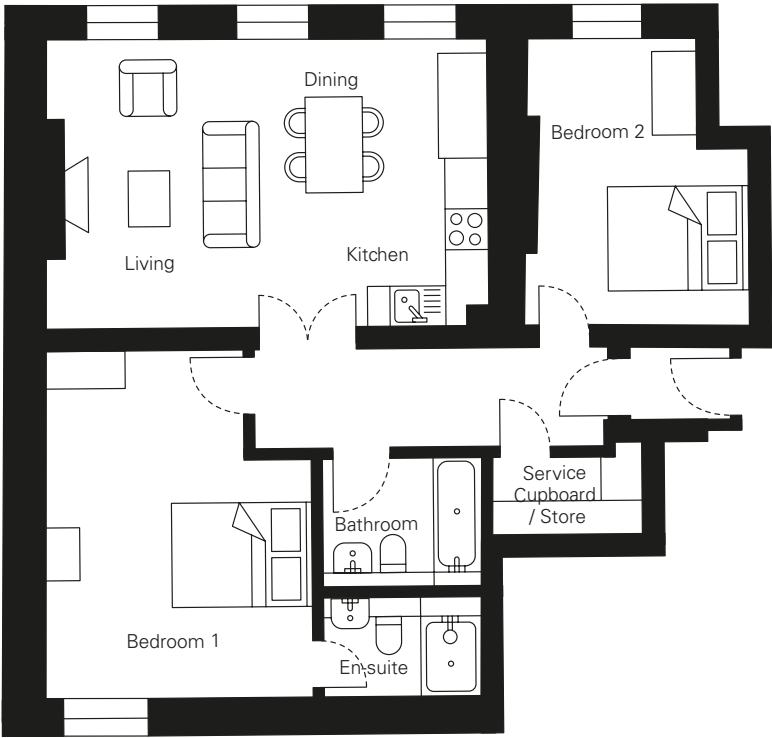
# Apartment No. 2.3

2 Bedroom Apartment  
79 sq m / 850 sq ft

Second Floor Locator



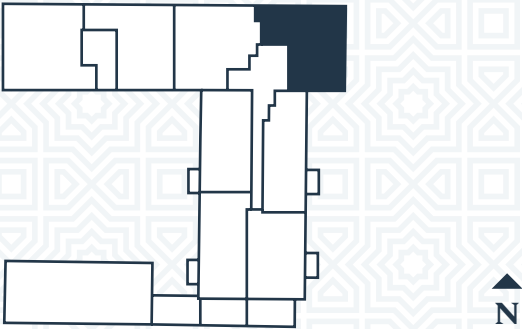
Living Space & Kitchen	4.3 x 6.6m / 14'1" x 21'7"
Bedroom 1	5.1 x 4m / 16'7" x 13'1"
Bedroom 2	4.2 x 3.3m / 13'8" x 10'8"



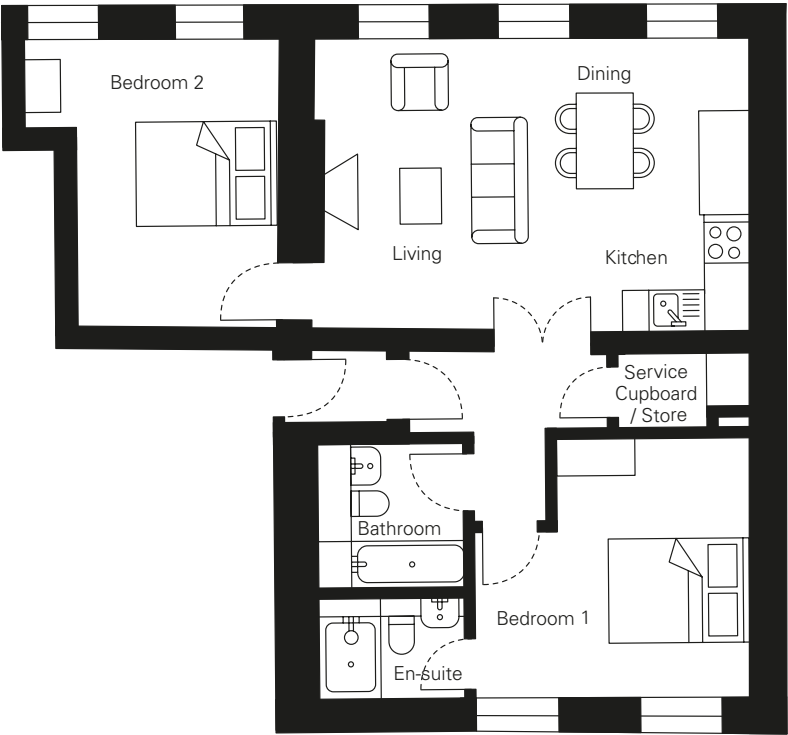
# Apartment No. 2.4

2 Bedroom Apartment  
72 sq m / 775 sq ft

Second Floor Locator



Living Space & Kitchen	4.4 x 6.3m / 14'4" x 20'7"
Bedroom 1	3.9 x 4m / 12'8" x 13'1"
Bedroom 2	4.2 x 3.7m / 13'8" x 12'1"

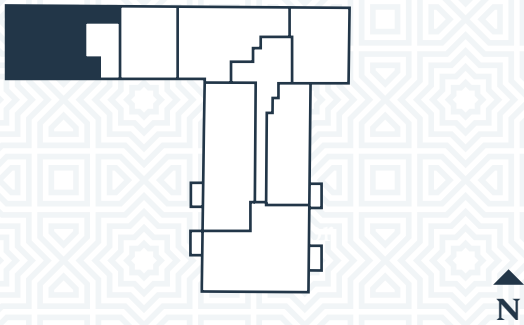




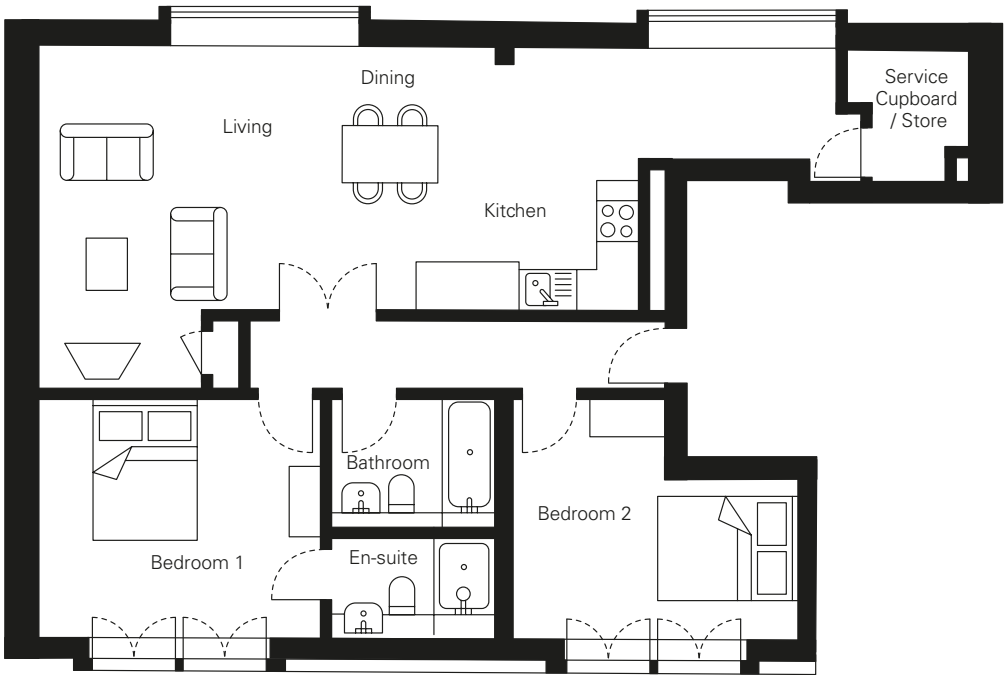
# Apartment No. 3.1

2 Bedroom Apartment  
92 sq m / 990 sq ft

Third Floor Locator



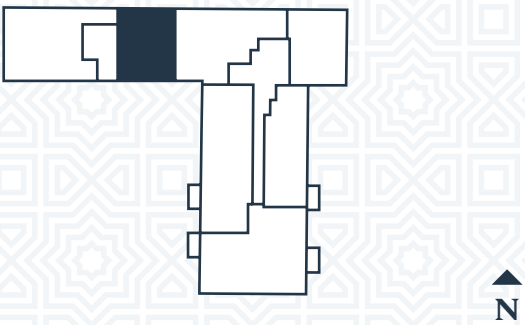
Living Space & Kitchen	5.1 x 11.8m / 16'7" x 38'7"
Bedroom 1	3.4 x 4.2m / 11'2" x 13'8"
Bedroom 2	3.5 x 4.2m / 11'5" x 13'8"



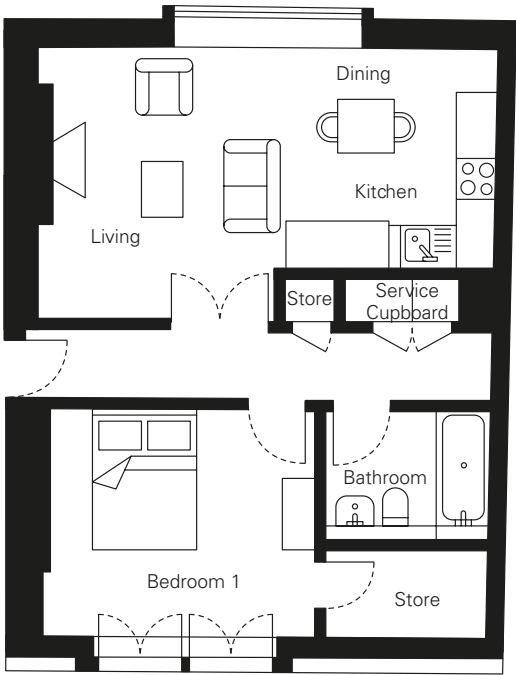
# Apartment No. 3.2

1 Bedroom Apartment  
60 sq m / 646 sq ft

Third Floor Locator



Living Space & Kitchen	4 x 6.7m / 13'1" x 22'
Bedroom 1	3.4 x 4m / 11'2" x 13'1"

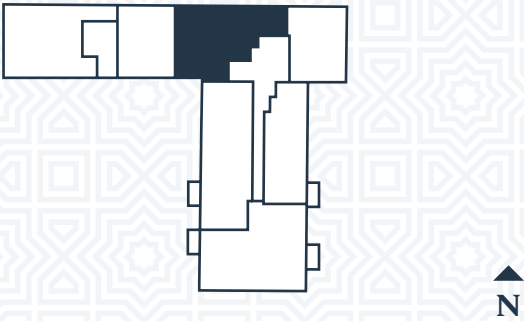




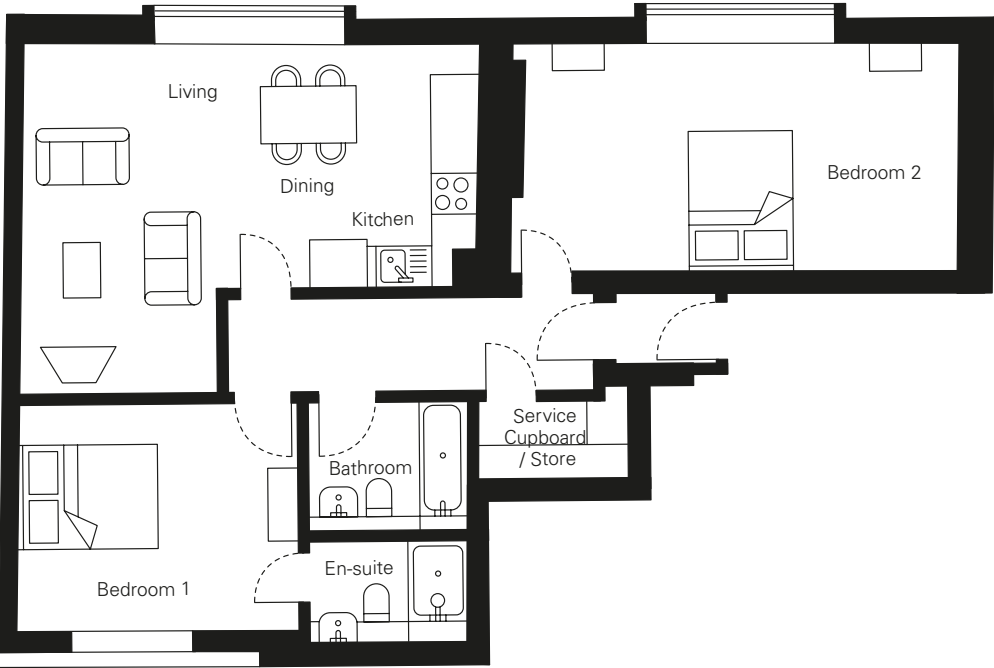
# Apartment No. 3.3

2 Bedroom Apartment  
86 sq m / 926 sq ft

Third Floor Locator



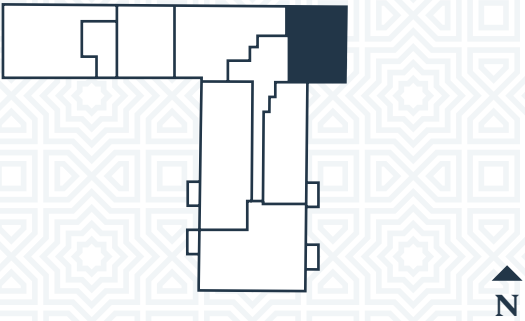
Living Space & Kitchen	5.2 x 6.7m / 17'1" x 22'
Bedroom 1	3.5 x 4.2m / 11'5" x 13'8"
Bedroom 2	3.4 x 6.5m / 11'2" x 21'3"



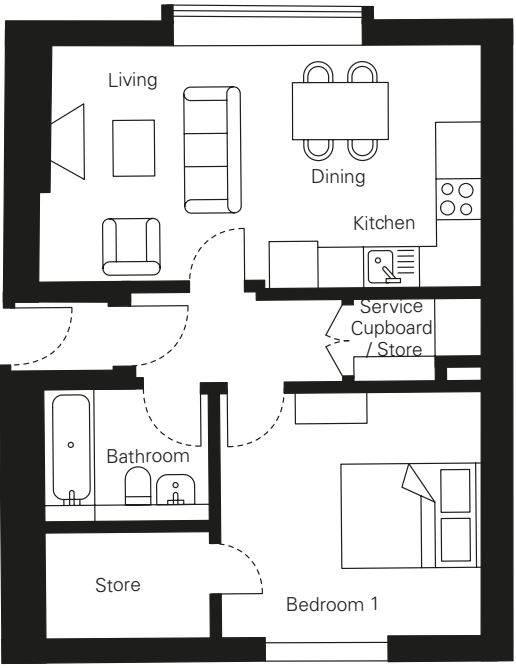
# Apartment No. 3.4

1 Bedroom Apartment  
53 sq m / 570 sq ft

Third Floor Locator



Living Space & Kitchen	3.5 x 6.4m / 11'5" x 21'
Bedroom 1	3.6 x 3.9m / 11'8" x 12'8"





# About Change Living

Change Living specialises in residential developments creating high quality, sustainable schemes with character.

Our passion is to deliver very special homes that add value to the community in which they are situated. With an expert eye on interior design, combining contemporary flair with local influence, we aim to create homes that are a joy to live in.

We are part of Change Real Estate, whose aim it is to create sustainable, modern developments throughout the UK, with particular emphasis on mixed use schemes. A particular strength of Change Real Estate is its ability to deal with difficult and complex sites.

**[www.changeliving.co.uk](http://www.changeliving.co.uk)**  
**[www.changerealestate.co.uk](http://www.changerealestate.co.uk)**

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