



PENTHOUSE COLLECTION
AT CANYNGE PLACE

DISCOVER PENTHOUSE LIVING AT CANYNGE PLACE

Energy-efficient 1 & 2 bedroom new-build homes
offering an elevated position on the top floor



SET WITHIN ONE OF BRISTOL'S MOST PRESTIGIOUS POSTCODES

Canynge Place offers a collection of just five 1 & 2 bedroom penthouses in Clifton Village

Positioned on the sought-after Canynge Road, these thoughtfully designed homes are moments away from the iconic Clifton Suspension Bridge and the green expanse of The Downs.

Residents can enjoy Clifton's renowned independent lifestyle, from boutiques to restaurants and cafés. Clifton Village offers a plethora of eclectic eateries like Primrose Café, the perfect place to enjoy breakfast whilst watching the world go by. Next door is the beautiful Victorian Clifton Arcade for refined shopping from elegant jewellery, unique gifts, galleries and clothing boutiques. The pedestrianised Princess Victoria Street is home to local favourites including Spicer+Cole and Chandos and is an ideal spot for alfresco dining in the warmer months.



Aerial view of Clifton Suspension Bridge

Plus, for access beyond Clifton Village there's excellent connections to the rest of the city and nearby Clifton Down Train Station for travel further afield.

These beautifully designed penthouses are ideal for those looking to enjoy a low-maintenance relaxed lifestyle. Benefitting from lift access, bringing added ease and convenience to day-to-day living. The new homes place everyday amenities, independent cafés and green open space all within easy reach. Many homes also benefit from lift access, bringing added ease and convenience to day-to-day living.



Primrose Cafe



Clifton Arcade



Princess Victoria Street





SPECIFICATION

Kitchen

- Contemporary fitted kitchen
Choice of colour subject to build stage
- Soft closing hinge mechanism
- Stone worktop, upstand and splashback behind hob
- Brushed stainless steel undermounted sink and polished chrome mixer tap
- Integrated extractor fan
- Under-wall unit LED lighting

Range of Siemens integrated appliances to include:

- 70/30 Fridge/freezer
- Smart dishwasher
- Multifunction single oven
- Microwave oven
- 4 cooking zone induction hob
- Washer dryer (where specified)

Bathroom & En-suite

- Contemporary design white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate
 - Wall-hung basin with black nickle brassware
- Brassware to include:
 - Slimline mixer taps
 - Slide rail shower kit over bath

- Hand-shower set over bath
- Wall-mounted slim-line shower head
- Glazed shower screen
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Mirrored cabinet above sink
- Shaver socket to bathroom
- Brushed black nickle heated towel rail to bathroom

Exterior Finishes

- Landscape architect designed public realm
- PIR LED lighting to communal doors

Interior Finishes

- Walls painted to Interior Designer’s specification
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- White painted internal doors
- Contemporary black nickel ironmongery
- Karndean flooring to hall, kitchen, living and dining area
- Carpet to bedrooms

Heating & Hot Water

- Smart heating controls
- Heating and hot water generated by an Air Source Heat Pump
- High-efficiency heat pump hot water cylinder
- Wall-mounted radiators

Windows & Doors

- Solid timber internal doors
- High-performance double-glazed windows

Balconies and terraces (selected apartments)

- Composite decking / patio
- External light

Communal Areas

- Communal bin store
- Post boxes located in main entrance
- Secure bike store
- Lift access to selected apartments

Car Parking

- Allocated parking spaces available to purchase seperately
- Select spaces available with electric vehicle charging point

Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking and video-entry system to internal doors

Peace of Mind

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces

Electrical Fittings & Communications

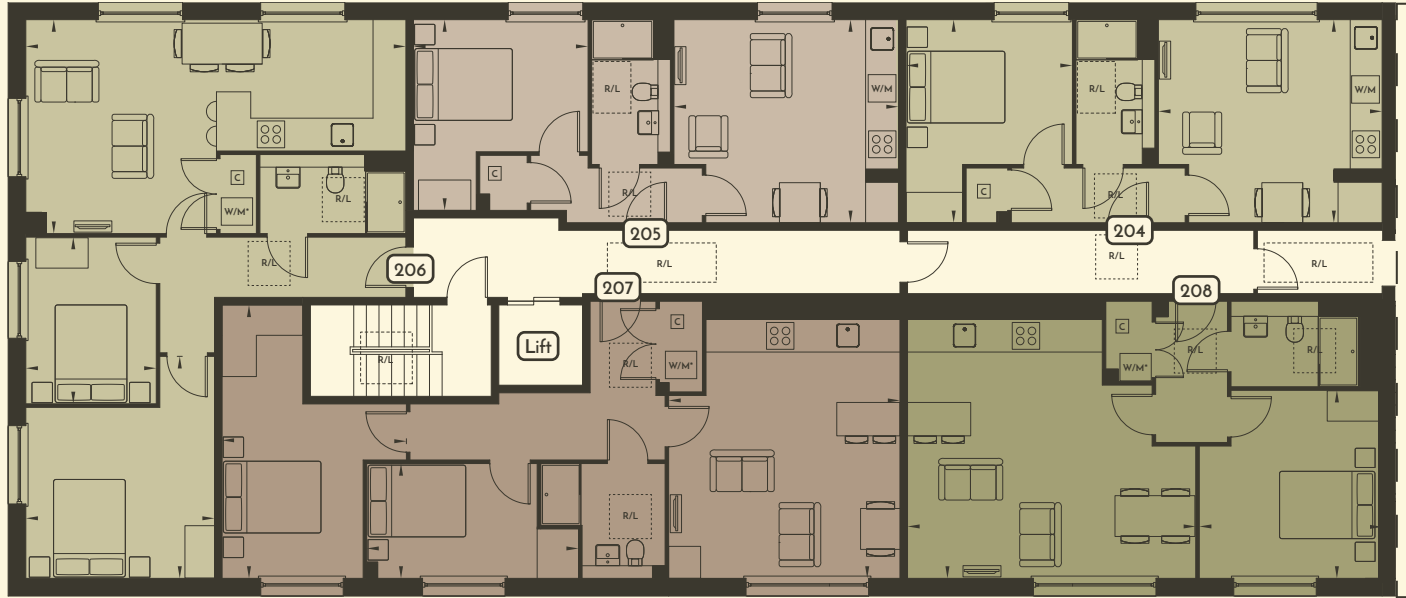
- Mix of low energy recessed LED downlights and pendants
- TV aerial to living space and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- USB double sockets to kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere



Interior computer generated image of bedroom



Show Home bathroom



APARTMENTS WITHIN
CONVERTED BUILDING

DIMENSIONS

Apartment 204

Kitchen/Dining/Living	4.30 x 3.90 m	14' 1" x 12' 10"
Bedroom 1	3.90 x 3.20 m	12' 10" x 10' 6"

Apartment 205

Kitchen/Dining/Living	4.40 x 3.90 m	14' 5" x 12' 10"
Bedroom 1	3.60 x 3.40 m	11' 10" x 11' 2"

Apartment 206

Kitchen/Dining/Living	7.40 x 4.10 m	24' 3" x 13' 5"
Bedroom 1	3.60 x 3.30 m	11' 10" x 10' 10"
Bedroom 2	3.20 x 2.40 m	10' 6" x 7' 10"

Apartment 207

Kitchen/Dining/Living	5.00 x 4.50 m	16' 5" x 14' 9"
Bedroom 1	5.30 x 2.70 m	17' 5" x 8' 10"
Bedroom 2	4.10 x 2.10 m	13' 5" x 6' 11"

Apartment 208

Kitchen/Dining/Living	5.60 x 5.00 m	18' 4" x 16' 5"
Bedroom 1	4.50 x 5.00 m	14' 9" x 16' 5"

Key

W/M	Integrated washing machine
W/M*	Space for washing machine
R/L	Roof light
C	Cylinder



COMPUTER GENERATED IMAGE OF APARTMENT 207

Visit:

acornpropertygroup.org

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different by design