

A long pier with a lighthouse at the end, extending into the ocean at sunset. The sky is a mix of orange, yellow, and purple, and the water is calm. The pier is made of metal and has several arches. The lighthouse is a small building with a dome on top. The overall scene is peaceful and scenic.

CURZON COURT

A prestigious development of
9 luxury apartments



CURZON COURT

THE CONCEPT

Curzon Court is an exceptional brand new development of contemporary highly specified purpose built apartments situated within the heart of the historic coastal town of Clevedon. Designed to sit subtly as a part of the largely Victorian surroundings within the old part of the town, Curzon Court has been constructed on what was the old police station for the town.

The apartments themselves have been thoughtfully and imaginatively designed both in layout and finish. Set over three floors with lift access to all levels, every conceivable aspect has been considered with the design of each property with a vision to provide bright and airy homes with the most up to date fittings. Each apartment will enjoy its own allocated parking space, which is accessed to the side of the property and is situated to the rear.

The homes are conveniently located a very short walk from Clevedon Town Centre which is only a quarter of a mile away and the cafe style surroundings of Hill Road and Clevedon Sea Front only a short distance further.

WHY CLEVEDON?

Steeped in Victorian character and history, Clevedon has developed in recent years to combine the benefits of its own wide ranging self-contained facilities as well as being brilliantly situated as a commuter base for Bristol and the general surroundings of the West Country.

The historic sea front has a focal point of the famous, recently renovated Grade 1 listed pier, which was constructed in 1869 and is now a stopping point for summer evening cruises on the Bristol Channel. In addition the promenade extends to the band stand and further along to the picturesque sea front parkland of the Salthouse fields and adjacent marine lake.

The town is also well catered for with the shops of Clevedon, which is only a few minutes' walk from Curzon Court offering a wide range of both national and independent retailers. The boutique style shopping area of Hill Road is also only a short distance away offering an eclectic mix of delicatessens, bakers, art galleries, antique shops, coffee shops and independent restaurants.

Hobbies, clubs and leisure activities are also well catered for including a challenging 18-hole golf course, sports centre with swimming pool, tennis club and two bowling clubs. Finally, the Curzon Cinema is just at the bottom of the road.

Whether you are looking to rest, shop, dine, entertain or exercise, Clevedon has it all!





WHAT IS NEAR? - THE SURROUNDING AREAS

For access to all of the surrounding areas like Bristol and Bath, Clevedon is an exceptional place to live. The town enjoys its own motorway link on the M5 at junction 20, mainline railway only 4 miles away at Yatton connecting London and the West Country. Bristol International Airport just under 10 miles way.

For more major shopping expeditions The Mall shopping centre is at junction 17 of the M5 and Cabot Circus can be found in Bristol City Centre less than 15 Miles away.

Other attractions include the spectacular surroundings of the Cheddar Gorge set in the Mendip Hills, the beautiful cities of Bath and Wells together with glorious coastline walks along the Bristol Channel towards both Portishead and Weston Super Mare.



THOUGHTFUL DESIGN AND CAREFUL BUILD

Hawkfield Homes attention to detail is breath taking. From the initial concept to the final finishes, each property has taken hours of careful thought and consideration to ensure every conceivable element of living in one of these beautiful apartments has been catered for. The quality and finish is exemplary. The natural stone front to the building allows the property to sit easily within its largely Victorian surroundings.

Each flat will be sound and heat insulated to the latest up to date standards, enjoy quiet and efficient mechanical ventilation systems, provide clever space saving ideas, ample storage and even sturdy walls to hang things on. Designed for easy living there has been no stone unturned.

HAWKFIELD HOMES - A HOUSE IS MORE THAN JUST BRICKS AND MORTAR. IT'S A HOME

The houses within Clevedon Court provide a place of dreams, memories and experiences. But a home has also got to function and do the basics right. All day. Everyday. As soon as you step into one of our homes you'll feel our commitment to building living spaces that are a blend of imaginative design and functionality.

Hawkfield Homes is committed to customer satisfaction. This development is protected by a Build-Zone 10 year warranty, offering you reassurance that we don't just say it's a quality home, the experts agree it is too. Previously new build schemes have been completed by Hawkfield Homes with their nomination as regional finalists at the LABC building excellence awards 2016. - High praise indeed!

So, it's going to look nice and it's going to make your life easier. From space planning through to fixtures and fittings we've thought about things... a lot!



CURZON COURT OVERVIEW LAYOUT



GROUND FLOOR



FLAT 3

FLAT 2

FLAT 1

These details are intended to give a general indication of the development and do not form part of any contract. Hawkfield Homes reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect plans. Furniture measurements should only be taken from the completed property. The details are believed to be correct but neither the agent nor Hawkfield Homes accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included.

FIRST FLOOR



FLAT 6

FLAT 5

FLAT 4

SECOND FLOOR



FLAT 9

FLAT 8

FLAT 7

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SPECIFICATION

KITCHEN

- Fully Fitted, Clerkenwell Gloss White Contemporary Kitchen.
- LED under wall unit lighting
- Solid Surface engineered composite worktop with integrated sink and drainer
- Bosch stainless steel single oven
- Bosch touch control induction hob
- Bosch extractor hood
- Bosch built in Microwave
- Bosch dishwasher
- Bosch 70/30 fridge freezer

BATHROOM

- White Contemporary Sanitary ware from, Britton and Roper Rhodes
- Crosswater Dune Chrome taps
- Radox branded Chrome Heated Towel Rail
- Simpsons branded Stone Resin shower tray with Refresh branded Glass Screen
- Roper Rhodes Storm Shower set with fixed overhead and separate detachable hose
- Bauhaus branded LED and demister Mirror
- Britton branded wall hung toilet with Gerberit and Sigma components
- Miller Orlando branded accessories

- Shaver Socket
- Ceramic Floor Tiles
- Full height wall tiling throughout

EN-SUITES

- White Contemporary Sanitary ware from, Britton and Roper Rhodes
- Crosswater Dune Chrome taps
- Radox branded Chrome Heated Towel Rail
- Simpsons branded Stone Resin shower tray with Refresh branded Glass Screen
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GROUND FLOOR TERRACE

- Patio paved area
- Outside tap to ground floor
- External Lighting

WINDOWS AND DOORS

- White Solid Core internal doors
- Glazed French patio doors
- White sash windows to front elevation with chrome fitting
- Thermally efficient fire safe front door

INTERIOR FINISHES

- Walls and ceilings painted in Matt White emulsion
- Painted white skirting and architrave
- Contemporary chrome ironmongery
- Lift fitted to reach all floors

FLOORING

- Kardean branded flooring to hallway kitchen/diner
- Carpet to living room and bedrooms
- Tiled flooring to bathrooms and en-suite

ELECTRICAL FITTINGS

- Brush metal light switched and sockets
- USB socket in kitchen and bedroom
- Mix of LED downlights and pendants
- Dimmer light switched where applicable
- BT, TV and home network points for Virgin
- Shaver sockets to bathroom and en-suite
- LED and demister Mirror to bathrooms and en-suite
- MVHR – Nuaire heat recovery system to each room

HEATING / COOLING

- Worcester highly efficient gas boiler with 5 year warranty
- Radiator to each room
- RAadox branded Chrome heated towel radiator to bathroom and en-suite
- MVHR – Nuaire heat recovery system to each room

EXTERNAL AND COMMUNAL

- Internal Lift to all floors
- Communal Bin store
- Bike store to rear of property
- Allocated parking space per property
- Front and rear entrance light with PIR sensor

SECURITY

- Colour video entry system to each flat from main entrance
- Multi point locking system to front door
- Smoke detectors and carbon monoxide alarm

HARD AND SOFT LANDSCAPING

- Landscape planting around the perimeter of the property
- Allocated parking to rear of property
- Bin Store and bike store to rear of property





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