Latimer at

RIVER GATEWAY

Bristol

LATIMER HOMES
by Clarion Housing Group

INTRODUCING LATIMER AT RIVER GATEWAY



Computer Generated Images are indicative and are intended for illustrative purposes only.

Step into homeownership with Latimer at River Gateway - your bright start in Bristol's exciting new neighbourhood. A superb selection of one and two-bedroom homes exclusively available through shared ownership, on the south side of the River Avon between Greville Smyth Park and the Ashton Court Estate

This thoughtfully designed community blends perfectly with Bristol's vibrant character, creating a place where connections flourish and life feels effortless.

River Gateway is brought to you by Latimer Homes. Read on to discover more about the liveable, lovable, spaces we have created exclusively for you.

BRISTOL'S DISTINCTIVE ENERGY

Bristol has a real sense of place you feel straight away – the river, the bridges, the harbourside buzz, and that constant sense of energy running through the city. Life here flows between water and hillside, from the historic docks at Bristol Harbour up into Clifton's streets and viewpoints.

Culture is everywhere. Big names like Bristol Old Vic and Arnolfini sit alongside street art, live music and pop-ups that keep the city constantly shifting.

Then there's the spectacular Bristol International Balloon Fiesta at Ashton Court, when the skies fill with colourful hot air balloons and the whole city looks up in awe. Better still, you can enjoy the breathtaking views from the comfort of your home at River Gateway.

Green space is woven into everyday life in Bristol, from the vast open expanse of The Downs to the many parks and gardens nestled throughout the city's neighbourhoods.

The University of Bristol brings a steady pulse of ideas, talent and international energy, helping the city stay dynamic and forward-looking.

And always, the river running through it all – walks along the harbour, golden-hour reflections on the water, and that feeling that Bristol is always moving, always alive.



ENDLESS OPPORTUNITIES

Creative, independent and full of energy, Bristol blends harbourside history, street art, music, and a thriving food scene into everyday life.

Start your Saturday by the water at Bristol Harbour, coffee in hand as the city slowly comes to life. Wander through Clifton's leafy streets, dipping into independent shops before taking in the views from the iconic Clifton Suspension Bridge.

When friends and family visit, Bristol does the hard work for you. Think harbourside walks, colourful street art, and a trip to the Bristol Zoo Project or Bristol Aquarium for something a bit different.

Afternoons are for taking it easy – find a cosy café, explore local markets like St Nicholas Market, or simply settle by the water and watch the city drift by.

When evening rolls in, Bristol really comes into its own. Enjoy relaxed dinners by the harbour and independent restaurants serving everything from modern British to global flavours. For a fun night out Stokes Croft, Bristol Beacon and Thekla are popular places for live music while the Bristol Old Vic offers an ever changing programme of entertainment.

Whether it's a spontaneous date night or a catch-up with friends, there's always somewhere new to try.





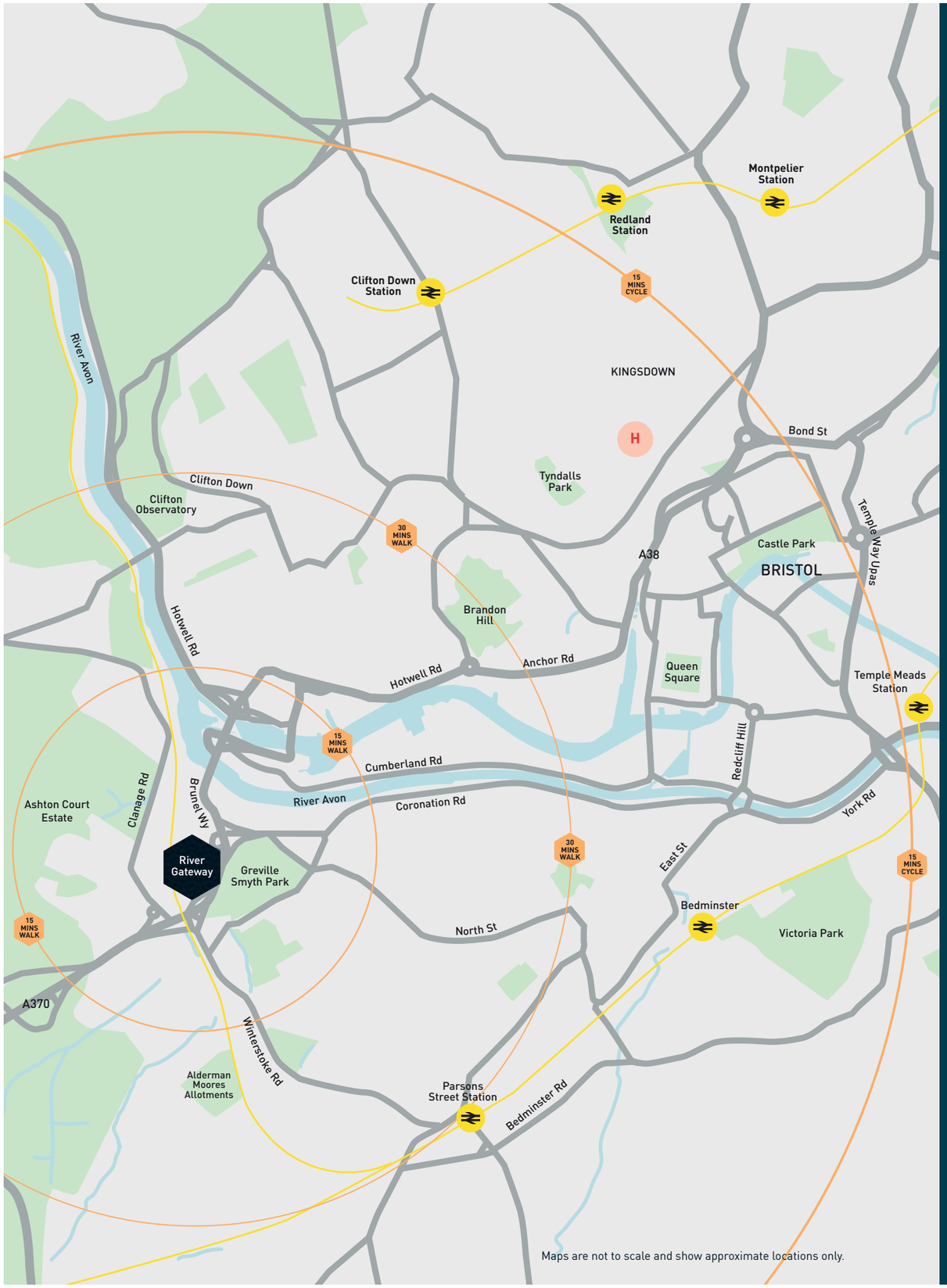








This is Bristol living—
creative, laid-back, and
full of life.



Maps are not to scale and show approximate locations only.

WELCOME TO YOUR NEIGHBOURHOOD

Bristol is a vibrant, creative city packed with independent shops, top restaurants, and plenty to explore. From harbourside walks to buzzing neighbourhoods and cultural hotspots, there's always something new to discover, day or night.

RETAIL & ESSENTIALS

1. ALDI
2. South Bristol Retail Park
3. Sainsbury's
4. St Nicholas Market
5. Bristol Shopping Quarter
6. The Galleries
7. Cabot Circus
8. Clifton Down Shopping Centre

FOOD & DRINK

1. Bristol Beer Factory
2. The Ashville Steakhouse
3. Pizzarova
4. COR Restaurant
5. Mokoko Bakery
6. Harbour Hub Bristol
7. Za Za Bazaar
8. Cappadocia Restaurant
9. The Ivy Clifton Brasserie

EDUCATION

1. Bright Horizons Preschool
2. Ashton Park School & Six Form
3. School of Art and Design
4. Ashton Gate Primary School
5. Ashton Vale Primary School
6. Hotwells Primary School
7. Clifton High School
8. St Mary Redcliffe & Temple (11-18)
9. University of Bristol

POINTS OF INTEREST

1. Riverside Garden Centre
2. Brunel's SS Great Britain
3. M Shed
4. Millennium Square
5. Bristol Aquarium
6. Bristol Cathedral
7. Lloyds Amphitheatre
8. Bristol Museum & Art Gallery
9. Clifton Suspension Bridge

LEISURE

1. Greville Smyth Tennis Club
2. Ashton Park Sports Centre
3. Ashton Gate Stadium
4. David Lloyd
5. Bristol Old Vic
6. Arnolfini Arts
7. Big Screen Bristol
8. Watershed
9. Bristol Beacon
10. O2 Academy Bristol
11. University of Bristol Indoor Sports Centre
12. Clifton College Sports Centre
13. Bristol Hippodrome

EASY CONNECTIONS TO EVERYTHING

Living at Latimer at River Gateway – puts you in a great place to enjoy Bristol and travel beyond with ease.

Jump in the car and you're quickly onto the M5 or M4, putting London, Cardiff and the wider South West within easy reach. Got a flight to catch? The A38 takes you straight to Bristol Airport, so you can go from front door to departures without the stress.

Prefer the train? Bristol Temple Meads has you covered. You can be in London Paddington in around 90 minutes, or over in Cardiff in just over an hour. Perfect for commuting, last-minute plans, or spontaneous days out.

Around the city, buses keep things simple, connecting you to the centre and beyond. There's a metro bus stop right outside Latimer at River Gateway, with buses into the city centre every 10 minutes There's also the Airport Flyer if you'd rather skip driving altogether.

Whether it's work, weekends away, or just making the most of the city, everything feels easy from Latimer at River Gateway.

GREVILLE SMYTH PARK	07 MINS
RIVERSIDE GARDEN CENTRE	09 MINS
ASHTON GATE STADIUM	13 MINS
ASHTON PARK SPORTS CENTRE	18 MINS

SOUTH BRISTOL RETAIL PARK	08 MINS
BRISTOL SHOPPING QUARTER	15 MINS
CLIFTON SUSPENSION BRIDGE	08 MINS
BRISTOL TEMPLE MEADS STATION	11 MINS
BRISTOL AIRPORT	18 MINS
BATH	50 MINS
CARDIFF	1HR
HEATHROW AIRPORT , LONDON	1 HR 54 MINS

BATH	11 MINS
CARDIFF CENTRAL	48 MINS
EXETER	57 MINS
OXFORD STATION	1HR 16 MINS
BIRMINGHAM NEW STREET	1HR 22 MINS
PADDINGTON STATION, LONDON	1HR 36 MINS

Journey times are taken from Google Maps/National Rail and may vary. We do not guarantee the accuracy or reliability of this information and recommend verifying details with official sources or navigation services.





This is connected living. Waterside lunches. Later nights out. When everything's this easy to reach, you spend less time travelling and more time living.









Computer Generated Images are indicative and are intended for illustrative purposes only.

WELCOME TO LATIMER AT RIVER GATEWAY

We're thrilled to introduce Latimer at River Gateway, a collection of contemporary one and two bedroom new-build apartments in the heart of Bristol.

Everything has been designed around the way you want to live. Shared, outdoor spaces for when you (or the kids) want to get outside. Or, for those rainy days, you can choose to stay in and relax in spaces.

Designed for modern, energy-efficient living, these homes benefit from excellent connectivity, with the city centre just a 30 minute walk away. Our homes here are available to buy through shared ownership, offering an accessible way to step onto the property ladder.

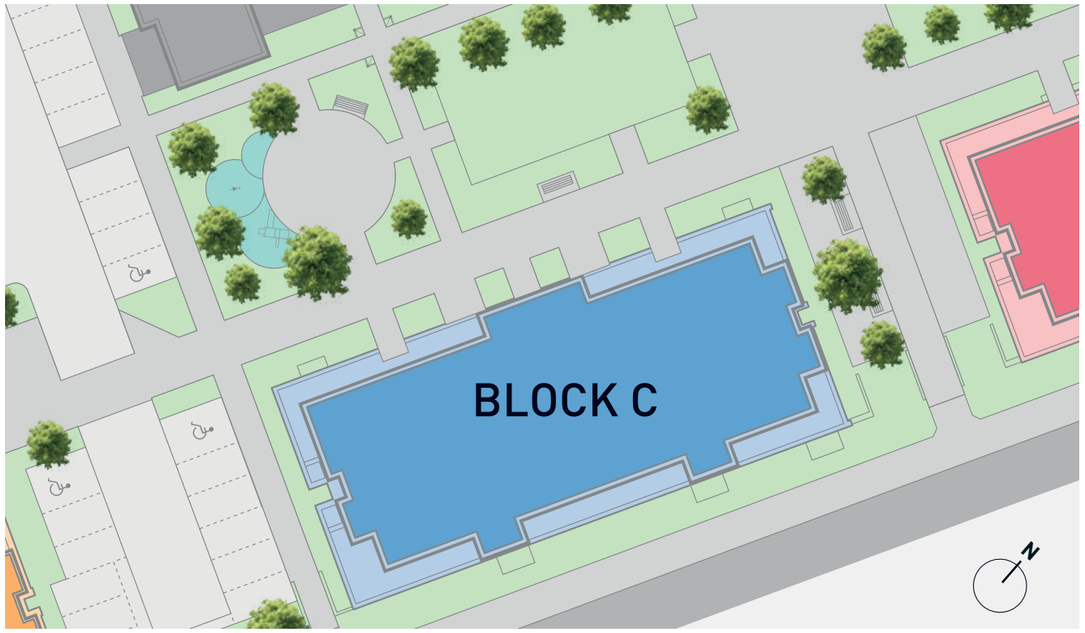
It's a proper neighbourhood with personality – where Bristol's community spirit finds its newest home.

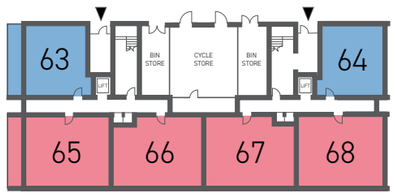
SITE PLAN



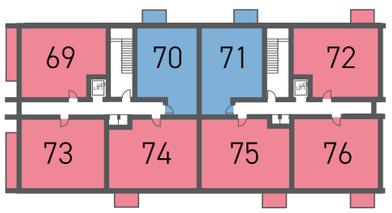
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing. Masterplan is not to scale and shows approximate locations only.

BLOCK C - PLOT LOCATOR

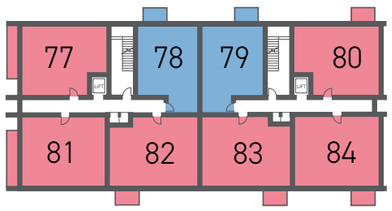




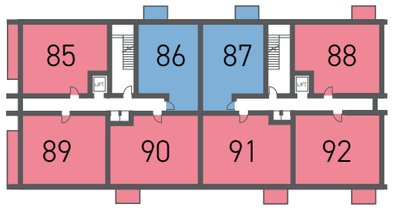
GROUND FLOOR



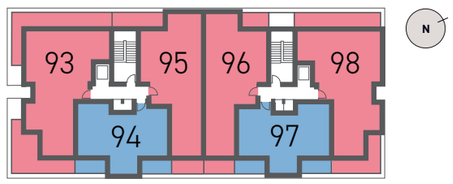
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

KEY

1 BEDROOM SHARED OWNERSHIP APARTMENT

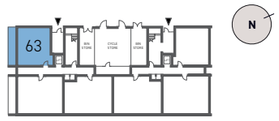
2 BEDROOM SHARED OWNERSHIP APARTMENT

The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing. Masterplan is not to scale and shows approximate locations only.

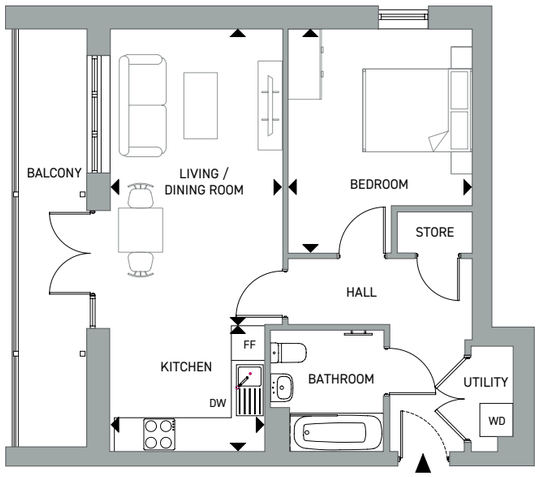
1 BEDROOM APARTMENT

Block C - Type 01

Plot: 63



Ground Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

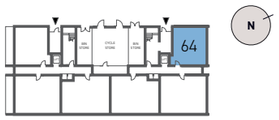
Total Area	**51.4 sq.m.**	**553 sq.ft.**
Living/Dining	**5.36 m x 3.12 m**	**17’ 7” x 10’ 3”**
Kitchen	**2.84 m x 2.31 m**	**9’ 4” x 7’ 7”**
Bedroom	**4.06 m x 3.35 m**	**13’ 4” x 11’ 0”**

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

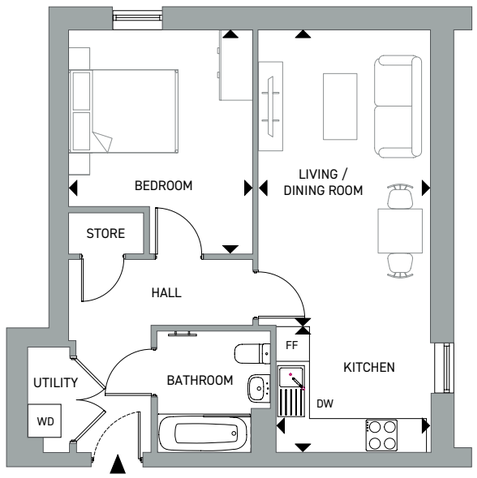
1 BEDROOM APARTMENT

Block C - Type 01

Plot: 64



Ground Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 51.4 sq.m. 553 sq.ft.

Living/Dining	5.36 m x 3.12 m	17' 7" x 10' 3"
Kitchen	2.84 m x 2.31 m	9' 4" x 7' 7"
Bedroom	4.06 m x 3.35 m	13' 4" x 11' 0"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

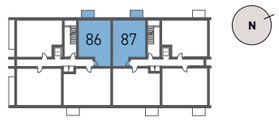
BLOCK C - APARTMENTS

1 BEDROOM APARTMENT

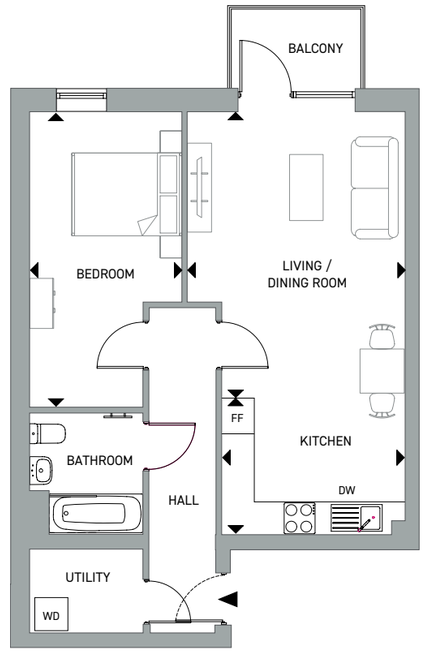
Block C - Type 02

Plots: 86* & 87

* Plot 96 is handed



Third Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 58.0 sq.m. 624 sq.ft

Living/Dining	5.19 m x 3.94 m	17' 0" x 12' 11"
Kitchen	3.33 m x 2.48 m	10' 11" x 8' 2"
Bedroom	5.35 m x 2.75 m	17' 7" x 9' 0"

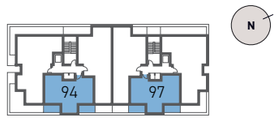
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

1 BEDROOM APARTMENT

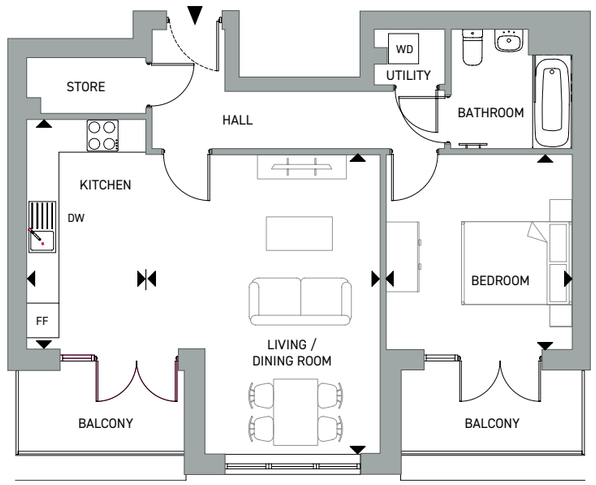
Block C - Type 07

Plots: 94* & 97

* Plot 94 is handed



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 58.8 sq.m. 633 sq.ft.

Living/Dining	5.48 m x 4.25 m	18' 0" x 13' 11"
Kitchen	4.22 m x 2.17 m	13' 10" x 7' 1"
Bedroom	3.58 m x 3.38 m	11' 9" x 11' 1"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

BLOCK C - APARTMENTS

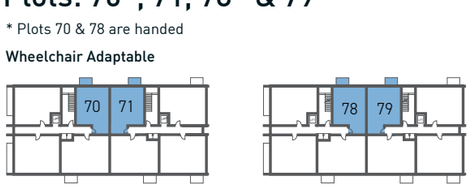
1 BEDROOM APARTMENT

Block C - Type 22

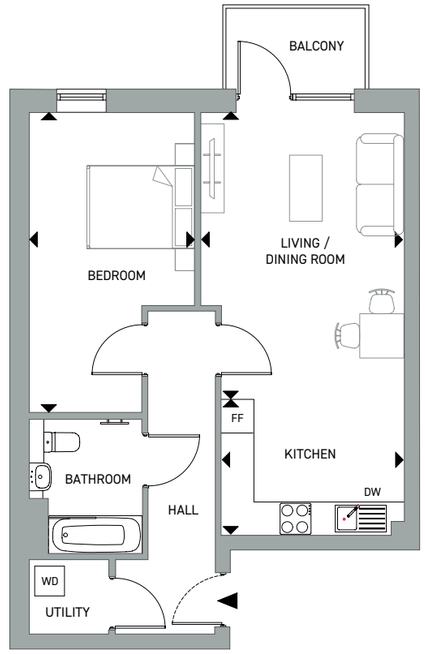
Plots: 70*, 71, 78* & 79

* Plots 70 & 78 are handed

Wheelchair Adaptable



First Floor **Second Floor**



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 58.0 sq.m. 624 sq.ft

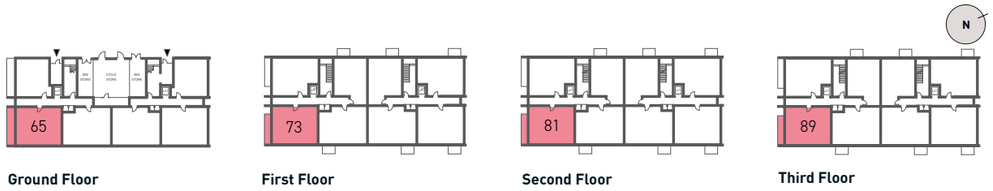
Living/Dining	5.19 m x 3.69 m	17' 0" x 12' 1"
Kitchen	3.37 m x 2.90 m	11' 1" x 9' 6"
Bedroom	5.45 m x 3.00 m	17' 11" x 9' 10"

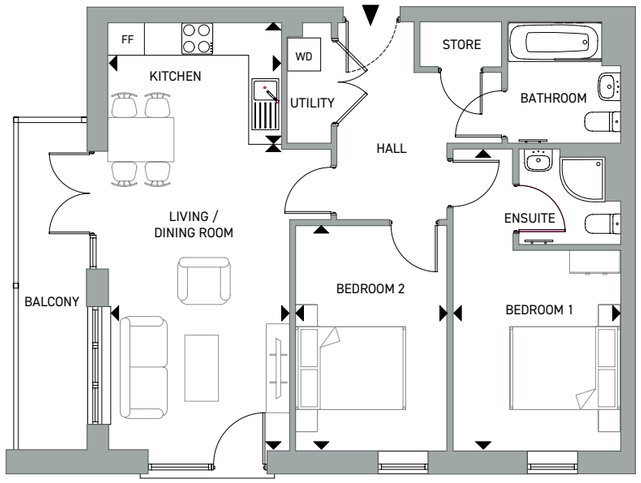
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

2 BEDROOM APARTMENT

Block C - Type 03

Plots: 65, 73, 81 & 89





KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 71.8 sq.m. 772 sq.ft

Living/Dining	5.47 m x 3.25 m	17’ 11” x 10’ 8”
Kitchen	3.10 m x 2.30 m	10’ 2” x 7’ 7”
Bedroom 1	5.47 m x 3.05 m	17’ 11” x 10’ 0”
Bedroom 2	4.09 m x 2.75 m	13’ 5” x 9’ 0”

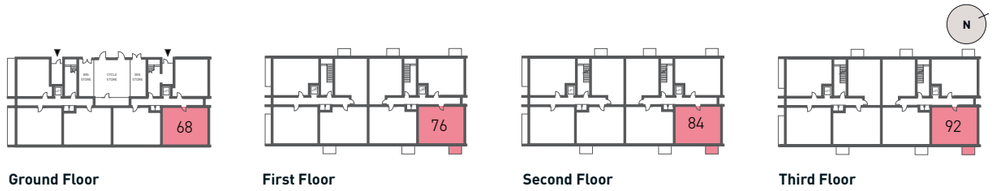
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

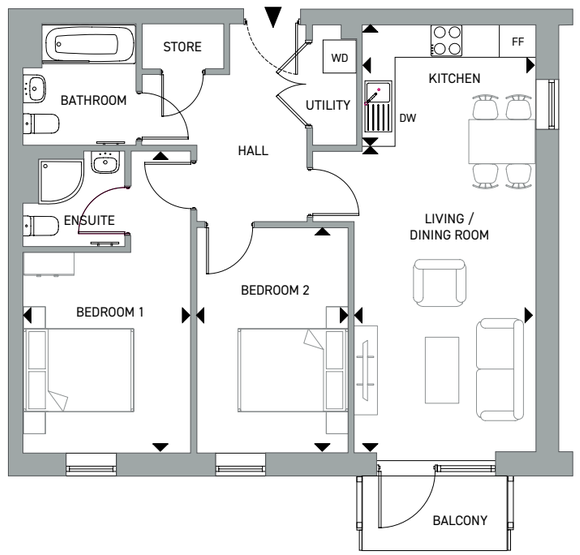
BLOCK C - APARTMENTS

2 BEDROOM APARTMENT

Block C - Type 03

Plots: 68, 76, 84 & 92





KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

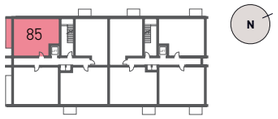
Total Area 71.8 sq.m. 772 sq.ft

Living/Dining	5.47 m x 3.25 m	17’ 11” x 10’ 8”
Kitchen	3.10 m x 2.30 m	10’ 2” x 7’ 7”
Bedroom 1	5.47 m x 3.05 m	17’ 11” x 10’ 0”
Bedroom 2	4.09 m x 2.75 m	13’ 5” x 9’ 0”

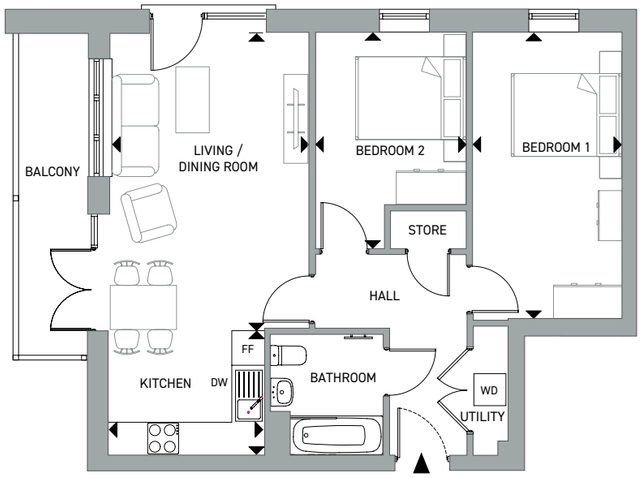
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

2 BEDROOM APARTMENT

Block C - Type 05
Plot: 85



Third Floor



KEY
FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 66.4 sq.m. 715 sq.ft

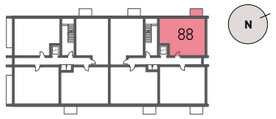
Living/Dining	5.36 m x 3.61 m	17’ 7” x 11’ 10”
Kitchen	2.80 m x 2.30 m	9’ 2” x 7’ 7”
Bedroom 1	5.22 m x 2.76 m	17’ 2” x 9’ 1”
Bedroom 2	3.91 m x 2.75 m	12’ 10” x 9’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

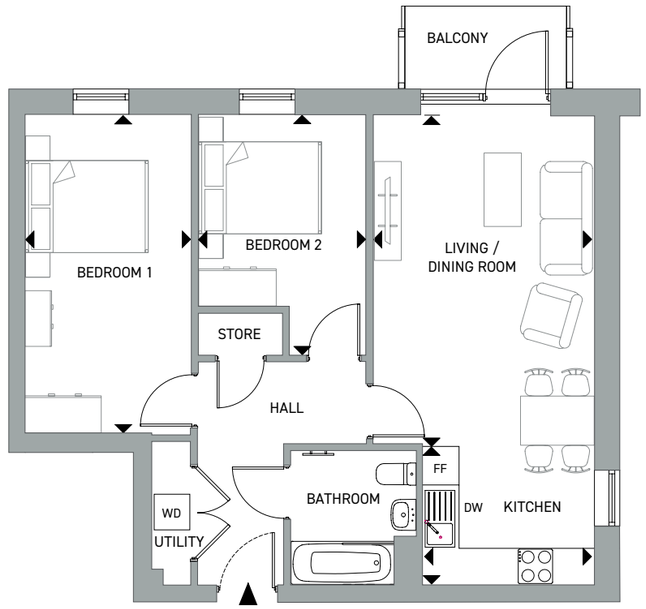
BLOCK C - APARTMENTS

2 BEDROOM APARTMENT

Block C - Type 05
Plot: 88



Third Floor



KEY
FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 66.4 sq.m. 715 sq.ft

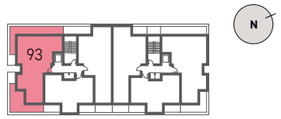
Living/Dining	5.36 m x 3.61 m	17’ 7” x 11’ 10”
Kitchen	2.80 m x 2.30 m	9’ 2” x 7’ 7”
Bedroom 1	5.22 m x 2.76 m	17’ 2” x 9’ 1”
Bedroom 2	3.91 m x 2.75 m	12’ 10” x 9’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

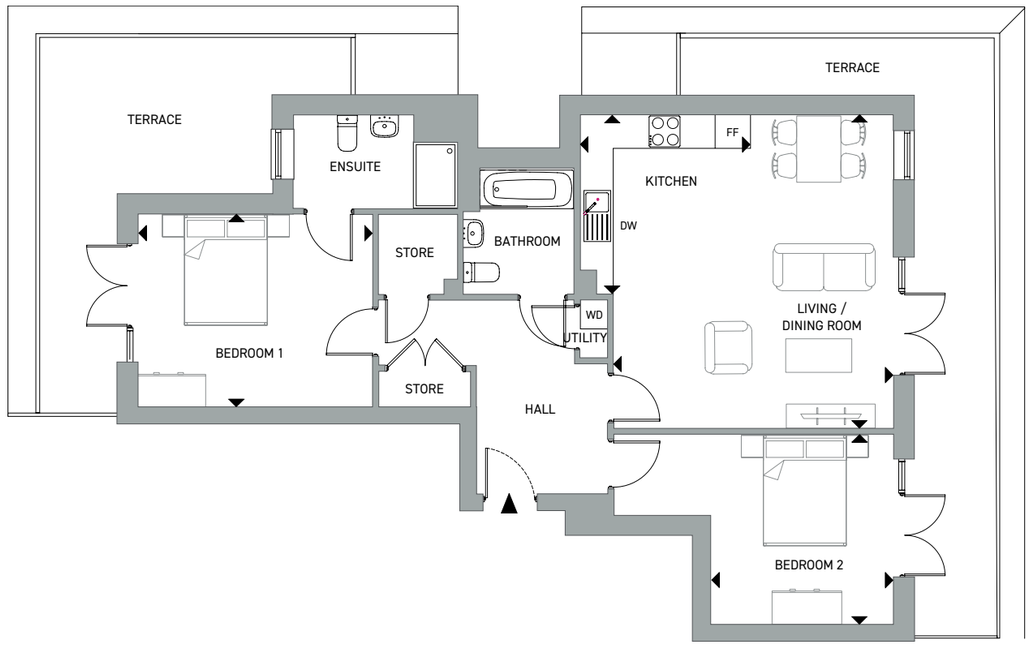
2 BEDROOM APARTMENT

Block C - Type 06

Plots: 93



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 84.0 sq.m. 904 sq.ft

Living/Dining	5.69 m x 5.07 m	18’ 8” x 16’ 8”
Kitchen	3.30 m x 3.06 m	10’ 10” x 10’ 0”
Bedroom 1	4.26 m x 3.50 m	14’ 0” x 11’ 6”
Bedroom 2	3.45 m x 3.32 m	11’ 4” x 10’ 11”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

BLOCK C - APARTMENTS

2 BEDROOM APARTMENT

Block C - Type 08

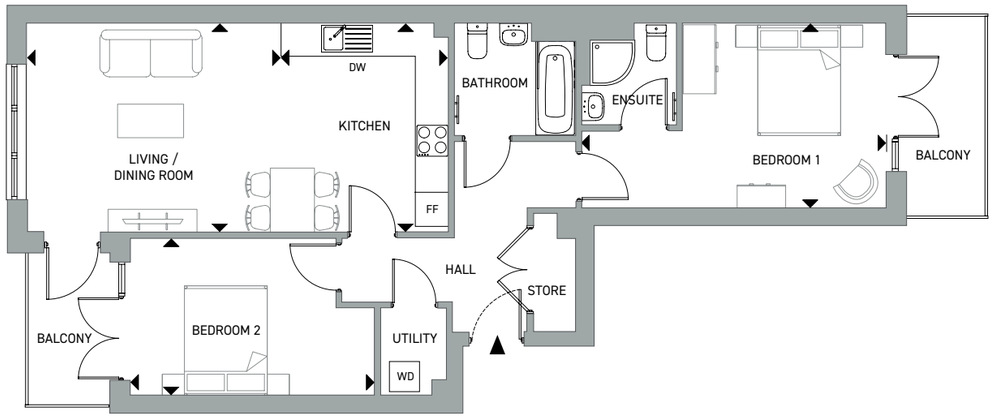
Plots: 95 & 96*

* Plot 96 is handed

Wheelchair Adaptable



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 77.4 sq.m. 833 sq.ft

Living/Dining	4.48 m x 3.78 m	14’ 8” x 12’ 5”
Kitchen	3.78 m x 3.04 m	12’ 5” x 10’ 0”
Bedroom 1	5.52 m x 3.34 m	18’ 1” x 10’ 11”
Bedroom 2	4.43 m x 2.86 m	14’ 6” x 9’ 4”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

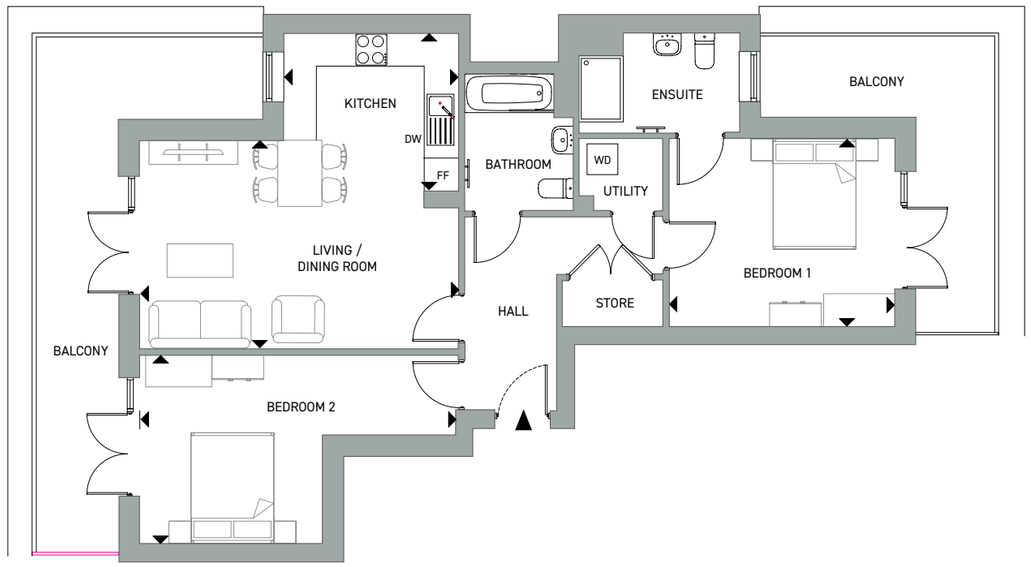
2 BEDROOM APARTMENT

Block C - Type 09

Plots: 98



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 79.0 sq.m. 850 sq.ft

Living/Dining	5.79 m x 3.78 m	19’ 0” x 12’ 5”
Kitchen	3.23 m x 2.92 m	10’ 7” x 9’ 7”
Bedroom 1	4.10 m x 3.41 m	13’ 6” x 11’ 2”
Bedroom 2	5.73 m x 3.43 m	18’ 9” x 11’ 3”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

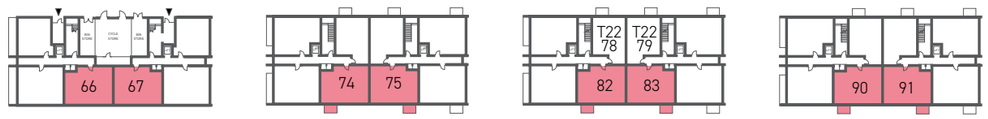
BLOCK C - APARTMENTS

2 BEDROOM APARTMENT

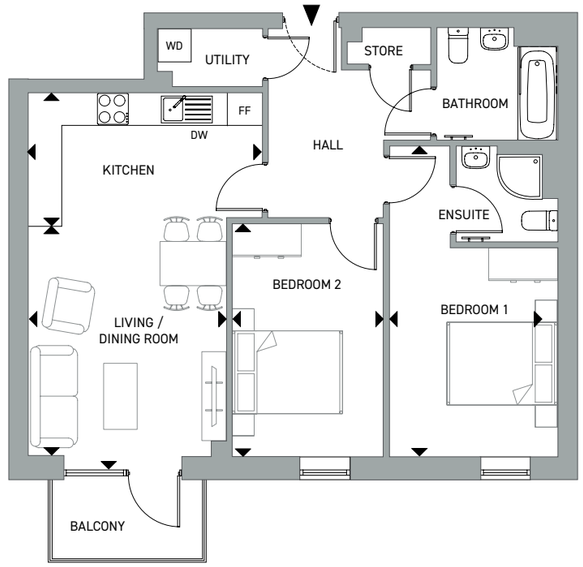
Block C - Type 04

Plots: 66, 67*, 74, 75*, 82, 83*, 90 & 91*

* Plots 67, 75, 83 & 91 are handed



Ground Floor First Floor Second Floor Third Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 71.8 sq.m. 772 sq.ft

Living/Dining	4.16 m x 3.64 m	13’ 8” x 11’ 11”
Kitchen	4.28 m x 2.30 m	14’ 0” x 7’ 6”
Bedroom 1	5.62 m x 3.13 m	18’ 5” x 10’ 3”
Bedroom 2	4.22 m x 2.75 m	13’ 10” x 9’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

2 BEDROOM APARTMENT

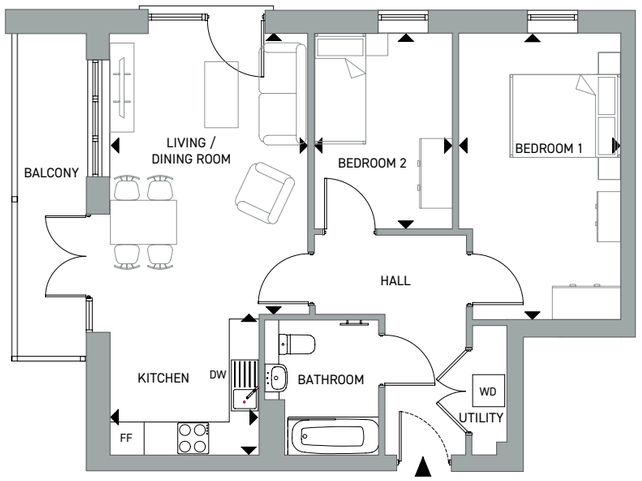
Block C - Type 23

Plots: 69 & 77

Wheelchair Adaptable



First Floor Second Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area	66.4 sq.m.	715 sq.ft
Living/Dining	5.11 m x 3.61 m	16’ 9” x 11’ 10”
Kitchen	2.76 m x 2.58 m	9’ 1” x 8’ 6”
Bedroom 1	5.22 m x 3.62 m	17’ 2” x 11’ 10”
Bedroom 2	3.58 m x 2.50 m	11’ 9” x 8’ 2”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

BLOCK C - APARTMENTS

2 BEDROOM APARTMENT

Block C - Type 23

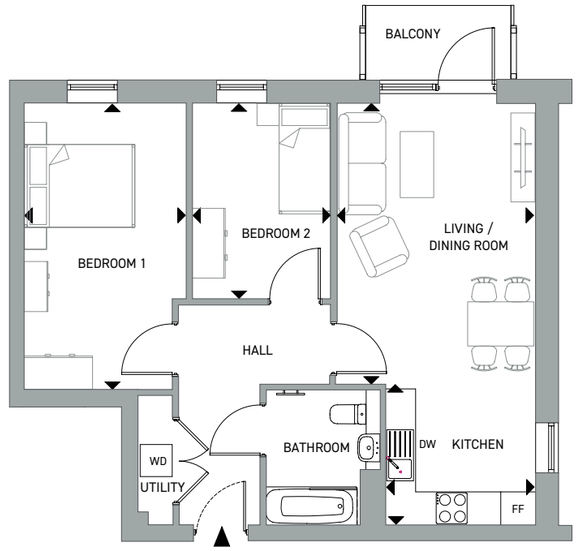
Plots: 72 & 80*

* Plots 72 & 80 are handed

Wheelchair Adaptable



First Floor Second Floor



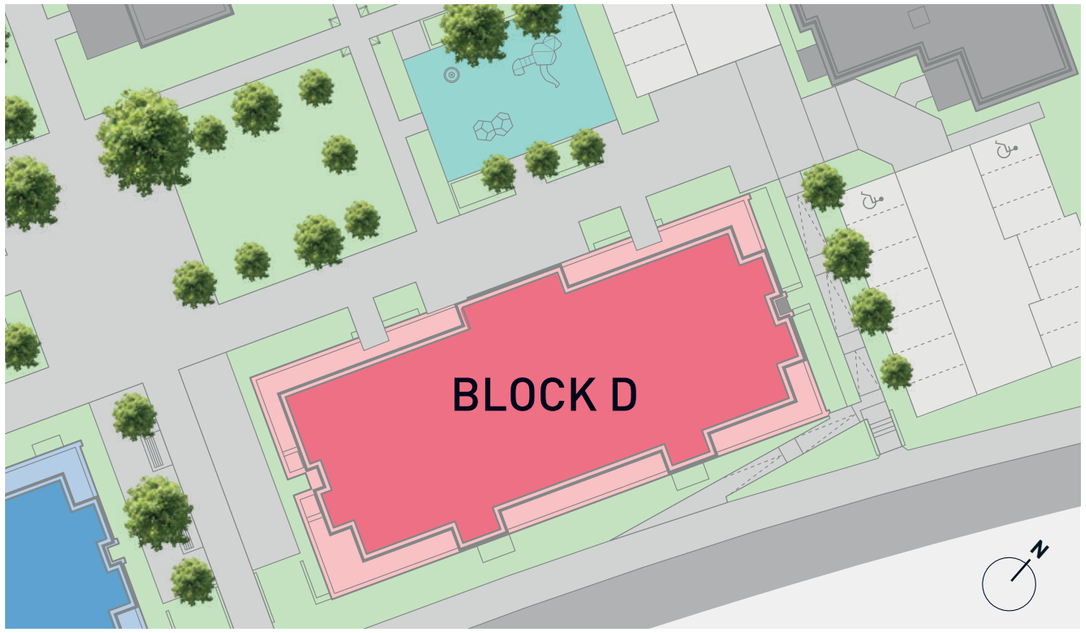
KEY

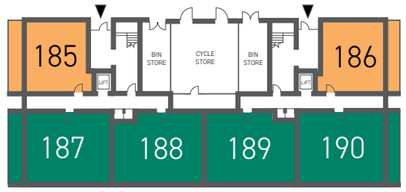
FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area	66.4 sq.m.	715 sq.ft
Living/Dining	5.11 m x 3.61 m	16’ 9” x 11’ 10”
Kitchen	2.76 m x 2.58 m	9’ 1” x 8’ 6”
Bedroom 1	5.22 m x 3.62 m	17’ 2” x 11’ 10”
Bedroom 2	3.58 m x 2.50 m	11’ 9” x 8’ 2”

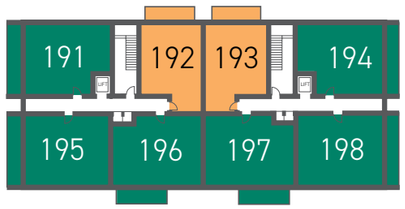
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

BLOCK D - PLOT LOCATOR

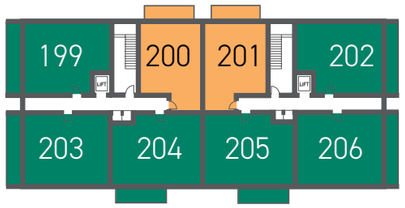




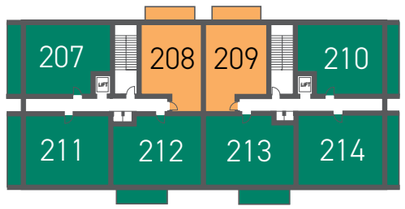
GROUND FLOOR



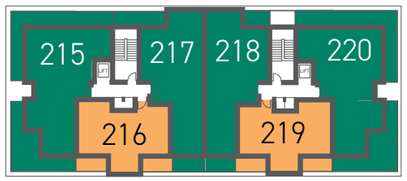
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

N

KEY

1 BEDROOM SHARED OWNERSHIP APARTMENT

2 BEDROOM SHARED OWNERSHIP APARTMENT

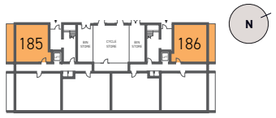
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing. Masterplan is not to scale and shows approximate locations only.

1 BEDROOM APARTMENT

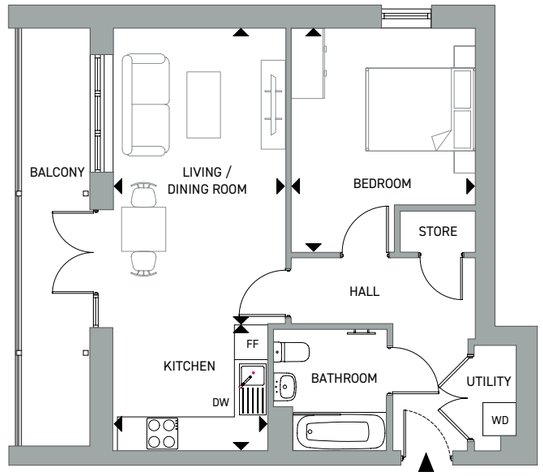
Block D - Type 01

Plots: 185 & 186*

* Plot 186 is handed



Ground Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area	**51.4 sq.m.**	**553 sq.ft.**
Living/Dining	**5.36 m x 3.12 m**	**17' 7" x 10' 3"**
Kitchen	**2.84 m x 2.31 m**	**9' 4" x 7' 7"**
Bedroom	**4.06 m x 3.35 m**	**13' 4" x 11' 0"**

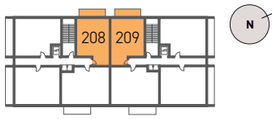
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

1 BEDROOM APARTMENT

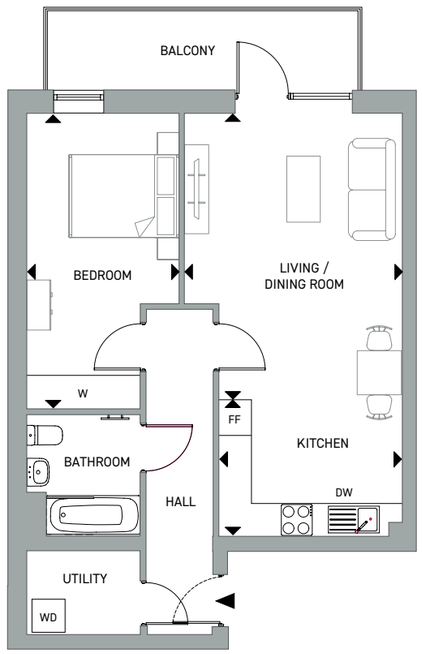
Block D - Type 02

Plots: 208* & 209

* Plot 208 is handed



Third Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer **W** - Wardrobe

Total Area 57.3 sq.m. 616 sq.ft

Living/Dining	5.19 m x 3.94 m	17’ 0” x 12’ 11”
Kitchen	3.33 m x 2.48 m	10’ 11” x 8’ 2”
Bedroom	5.35 m x 2.75 m	17’ 7” x 9’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

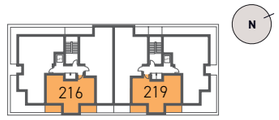
BLOCK D - APARTMENTS

1 BEDROOM APARTMENT

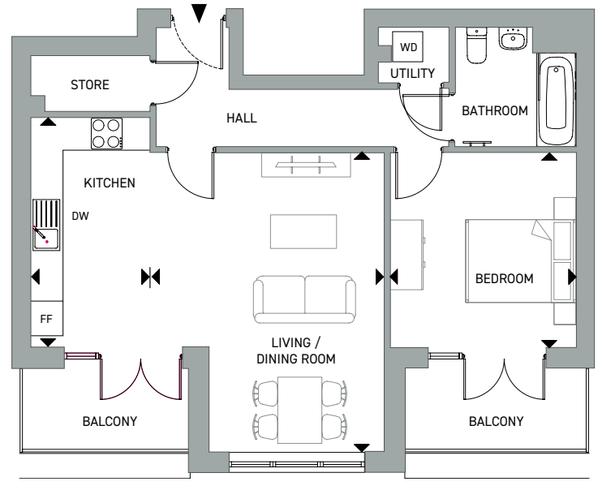
Block D - Type 07

Plots: 216* & 219

* Plot 216 is handed



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 58.6 sq.m. 631 sq.ft.

Living/Dining	5.48 m x 4.25 m	18’ 0” x 13’ 11”
Kitchen	4.22 m x 2.17 m	13’ 10” x 7’ 1”
Bedroom	3.58 m x 3.38 m	11’ 9” x 11’ 1”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

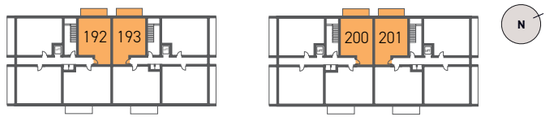
1 BEDROOM APARTMENT

Block D - Type 22

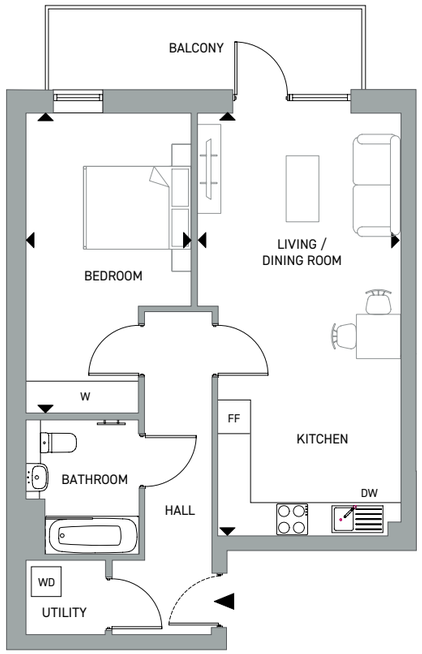
Plots: 192*, 193, 200* & 201

* Plots 192 & 200 are handed

Wheelchair Adaptable



First Floor **Second Floor**



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer **W** - Wardrobe

Total Area **57.9 sq.m.** **623 sq.ft**

Living/Dining	5.19 m x 3.69 m	17’ 0” x 12’ 1”
Kitchen	3.37 m x 2.90 m	11’ 1” x 9’ 6”
Bedroom	5.45 m x 3.00 m	17’ 11” x 9’ 10”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

BLOCK D - APARTMENTS

2 BEDROOM APARTMENT

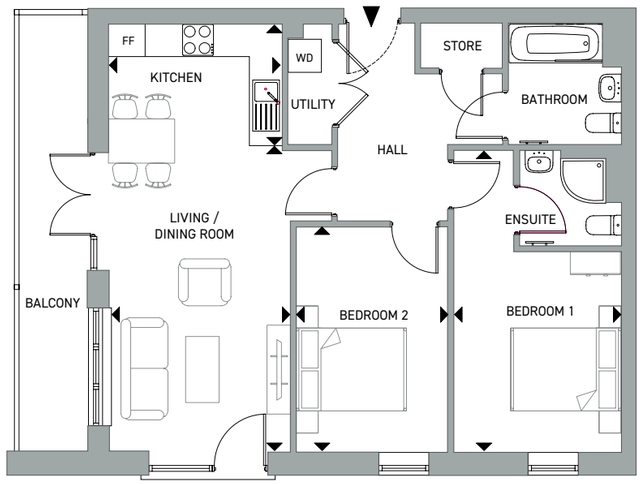
Block D - Type 03

Plots: 187, 190*, 195, 198*, 203, 206*, 211 & 214*

* Plots 190, 198, 206, & 214 are handed



Ground Floor **First Floor** **Second Floor** **Third Floor**



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area **71.6 sq.m.** **771 sq.ft**

Living/Dining	5.47 m x 3.25 m	17’ 11” x 10’ 8”
Kitchen	3.10 m x 2.30 m	10’ 2” x 7’ 7”
Bedroom 1	5.47 m x 3.05 m	17’ 11” x 10’ 0”
Bedroom 2	4.09 m x 2.75 m	13’ 5” x 9’ 0”

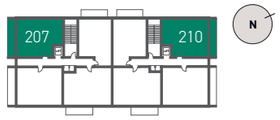
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

2 BEDROOM APARTMENT

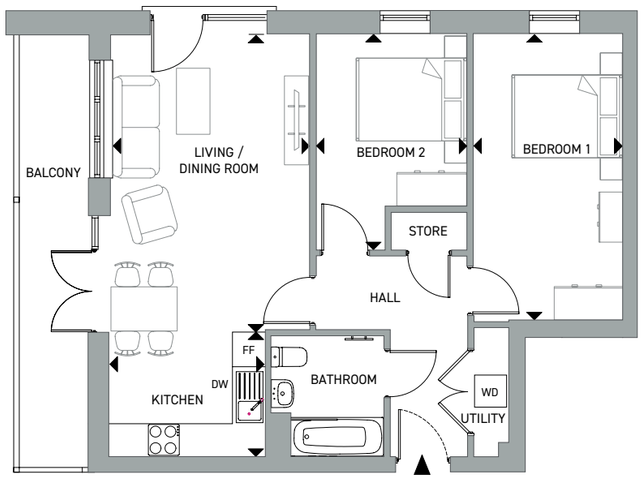
Block D - Type 05

Plots: 207 & 210*

* Plot 210 is handed



Third Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 66.1 sq.m. 711 sq.ft

Living/Dining	5.36 m x 3.61 m	17’ 7” x 11’ 10”
Kitchen	2.80 m x 2.30 m	9’ 2” x 7’ 7”
Bedroom 1	5.22m x 2.76 m	17’ 2” x 9’ 1”
Bedroom 2	3.91 m x 2.75 m	12’ 10” x 9’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

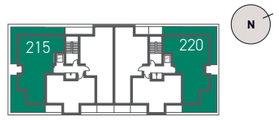
BLOCK D - APARTMENTS

2 BEDROOM APARTMENT

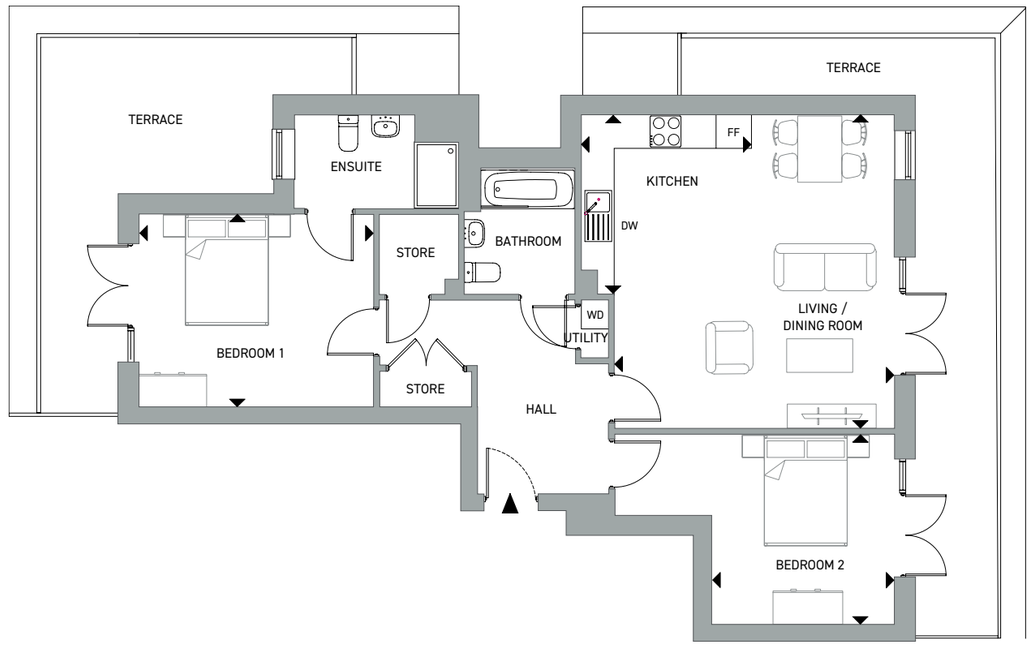
Block D - Type 06

Plots: 215 & 220*

* Plot 220 is handed



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 83.2 sq.m. 895 sq.ft

Living/Dining	5.69 m x 5.07 m	18’ 8” x 16’ 8”
Kitchen	3.30 m x 3.06 m	10’ 10” x 10’ 0”
Bedroom 1	4.26 m x 3.50 m	14’ 0” x 11’ 6”
Bedroom 2	3.45 m x 3.32 m	11’ 4” x 10’ 11”

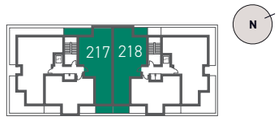
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

2 BEDROOM APARTMENT

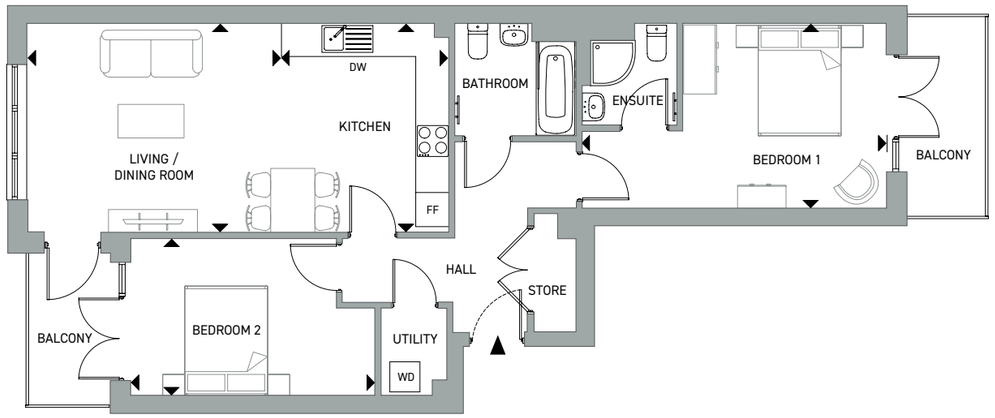
Block D - Type 08

Plots: 217 & 218*

* Plot 218 is handed



Fourth Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 75.3 sq.m. 811 sq.ft

Living/Dining	4.48 m x 3.78 m	14' 8" x 12' 5"
Kitchen	3.78 m x 3.04 m	12' 5" x 10' 0"
Bedroom 1	5.52 m x 3.34 m	18' 1" x 10' 11"
Bedroom 2	4.43 m x 2.86 m	14' 6" x 9' 4"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

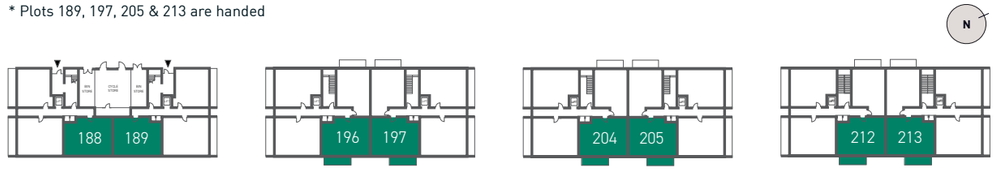
BLOCK D - APARTMENTS

2 BEDROOM APARTMENT

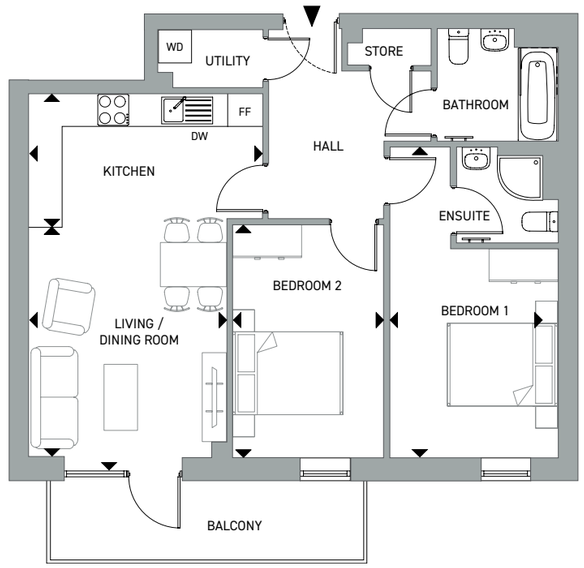
Block D - Type 04

Plots: 188, 189*, 196, 197*, 204, 205*, 212 & 213*

* Plots 189, 197, 205 & 213 are handed



Ground Floor **First Floor** **Second Floor** **Third Floor**



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 71.7 sq.m. 771 sq.ft

Living/Dining	4.16 m x 3.64 m	13' 8" x 11' 11"
Kitchen	4.28 m x 2.30 m	14' 0" x 7' 6"
Bedroom 1	5.62 m x 3.13 m	18' 5" x 10' 3"
Bedroom 2	4.22 m x 2.75 m	13' 10" x 9' 0"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

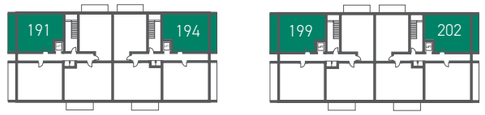
2 BEDROOM APARTMENT

Block D - Type 23

Plots: 191, 194*, 199 & 202*

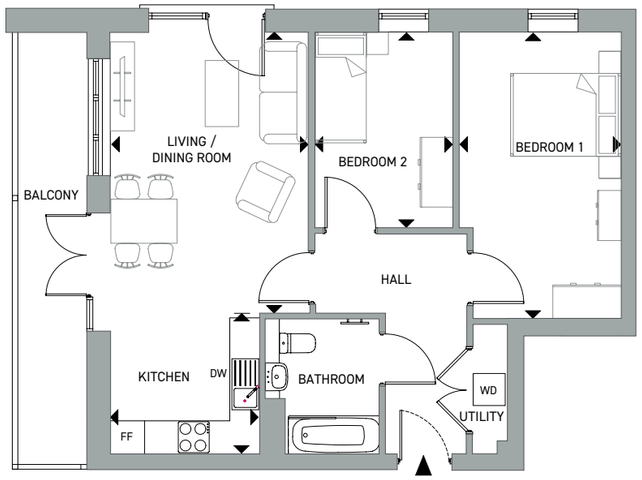
* Plots 194 & 202 are handed

Wheelchair Adaptable



First Floor

Second Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher Space **WD** - Washer/Dryer

Total Area 57.9 sq.m. 623 sq.ft

Living/Dining	5.11 m x 3.61 m	16’ 9” x 11’ 10”
Kitchen	2.76 m x 2.58 m	9’ 1” x 8’ 6”
Bedroom 1	5.22 m x 3.62 m	17’ 2” x 11’ 10”
Bedroom 2	3.58 m x 2.50 m	11’ 9” x 8’ 2”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.





All product photography is from previous Latimer show homes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

SPECIFICATION



All product photography is from previous Latimer show homes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

Our homes at River Gateway come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

ATTENTION TO DETAIL

Kitchens

- Individually-designed contemporary kitchen units with worktops & upstands
- Appliances to include integrated oven, ceramic hob and fridge freezer
- Free standing washer/dryer
- Removable unit to facilitate dishwasher (where practicable). Plumbing & power only
- Wood effect LVT flooring

Bathrooms

- Contemporary white sanitaryware
- Wall tiling to wet areas and full height tiling around bath
- Chrome towel rail
- Mirror above sink
- Vinyl flooring

Lighting and electrical

- Downlights to kitchen, lounge and bathrooms
- Pendant lights to bedrooms
- BT phone points and SkyQ to all bedrooms
- Virgin media broadband

Other features

- Wood effect LVT flooring to lounge and hallway
- Carpets to bedrooms
- Secure entry system

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.

HOW SHARED OWNERSHIP WORKS FOR YOU

No sharing with housemates. Not just for first-time buyers. Buy with a smaller deposit. Shared ownership is a flexible, affordable route into homeownership.

With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

Once you've moved in, you can if you wish begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website: latimerhomes.com

Example: Purchasing 25% of a property valued at £200,000



YOUR DEPOSIT	YOUR MORTGAGE	YOUR RENT	YOUR SERVICE CHARGE	YOUR LATIMER HOME
Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.	A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.	You will then pay subsidised rent to Latimer Homes on the remaining 75% of the property you don't own.		

AM I ELIGIBLE FOR SHARED OWNERSHIP?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)



LATIMER
by Clarion Housing Group

Our mission is to provide more homes in great places, creating more rewarding futures for owners, occupiers and local communities.

Built on 125 years experience in providing homes for the nation; we are trusted by homeowners, local authorities, Homes England and other developers. We're a not-for-profit, multi-award winning organisation with 5 stars for customer satisfaction.

We're more than just a home-builder. Every home we build helps fund the next, creating a sustainable cycle of quality housing, supporting families and strengthening communities. When you choose a Latimer home, you're not just building your future, you're helping others to build theirs too.



RICHARD COOK
CHIEF DEVELOPMENT OFFICER

Latimer
GREAT HOMES, GREAT COMMUNITIES.

MAKING A POSITIVE IMPACT

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of, and do more to protect the environment they're located in.

ENVIRONMENTAL IMPACT

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build. At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.





ECONOMIC IMPACT

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.

SOCIAL IMPACT

We create spaces that generate social energy. By this we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values. Once the homes are built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.

THE COCOA WORKS, YORK, YORKSHIRE

Built by Joseph Rowntree, businessman, visionary and philanthropist, in the 1890s, The Cocoa Works has a remarkable past with community wellbeing at its heart. Today – creatively reinvented – The Cocoa Works is becoming a thriving community once again.

ISLINGTON WHARF, MANCHESTER

Islington Wharf offers an attractive collection of one and two bedroom contemporary canal-side apartments. This popular neighbourhood has it all, the tranquillity of canal-side living with picturesque walks and green spaces on your doorstep, as well as an abundance of independent shops, cafés, bars and restaurants along the New Islington Marina and throughout the area.

TWYFORD PARK, EALING, LONDON

With Ealing's idyllic balance of urban convenience and community-focused atmosphere, and a Grade II listed building at the heart of the development, this is a key new London residential development.



TWYFORD PARK EALING, LONDON

Latimer Homes
GET IN TOUCH

CALL US
0330 024 2731

E-MAIL US
LatimerNewHomeAdviceTeam@clarionhg.com

FIND US
www.latimerhomes.com

VISIT US
Clanage Road, Bristol City,
Bristol, BS3 2JX

PLEASE NOTE:
Viewings are by appointment only, please speak to our sales team for further information.

LATIMER HOMES
by Clarion Housing Group

DISCLAIMER

Latimer has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Latimer does not therefore warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Latimer undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of contract or warranty on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Latimer or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Latimer. Latimer supports the development of mixed tenure developments and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand. Latimer Developments Ltd is part of Clarion Housing Group, a charitable Community Benefit Society (FCA No. 7686). Registered with the Regulator of Social Housing (No. 4865). VAT no. 675646394. Registered office: Greater London House, Fifth floor, Hampstead Road, London NW1 7QX

LATIMER
HOMES
by Clarion Housing Group