

One Lockleaze

325 Romney Avenue, Lockleaze, Bristol

A beautiful collection of affordable housing including energy efficient 1 and 2 bedroom shared ownership apartments presented by Bristol City Council

The Apartment Collection

Connells
group
Land and New Homes



One Lockleaze

Discover One Lockleaze, an award-nominated, exciting new housing development and community in northern Bristol only minutes away from the city centre.

In partnership with Stonewater and Bristol City Council these stunning apartments are available to buy on a shared ownership basis.

Shared ownership options available between 10% and 75%.



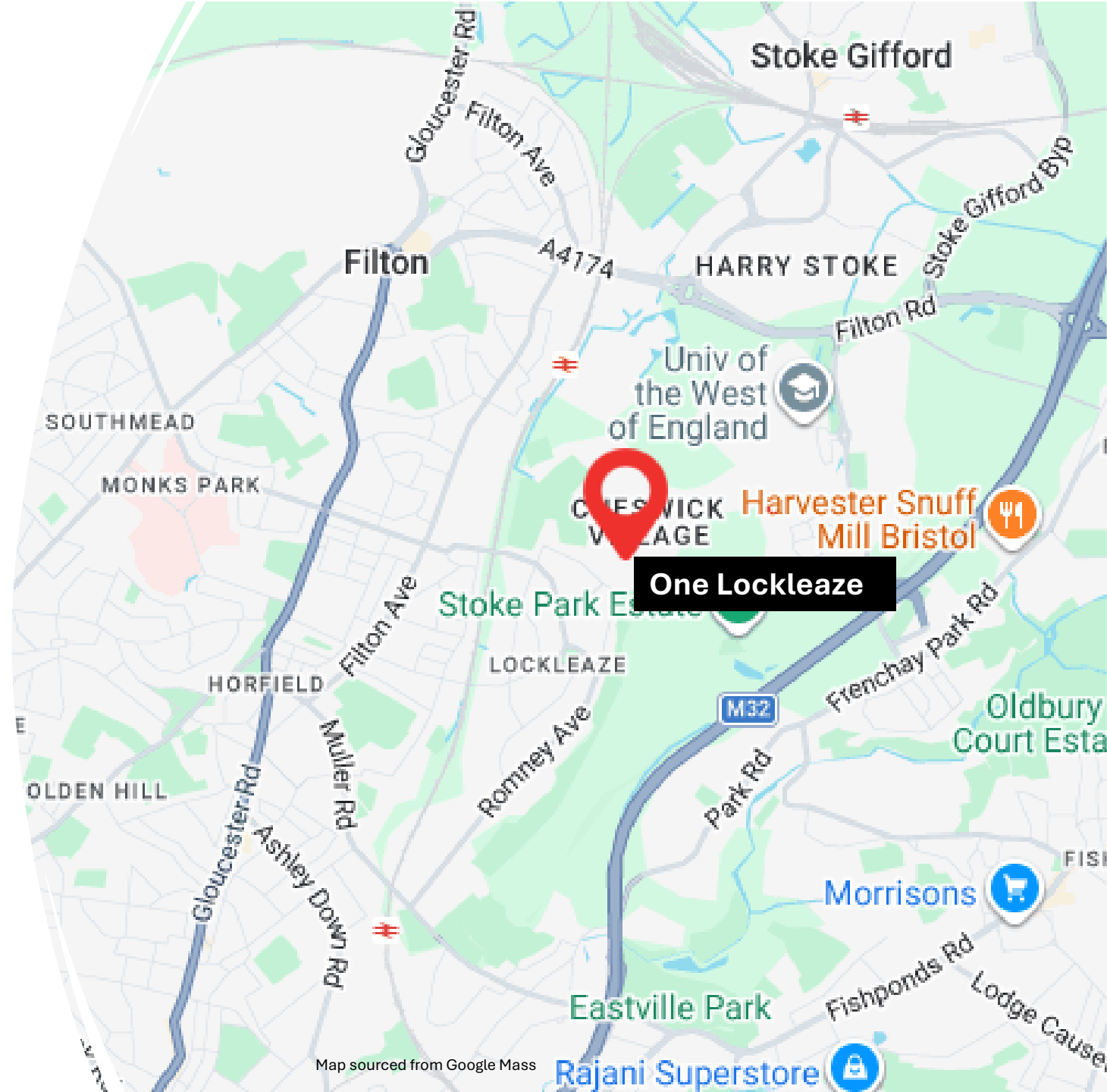
Life at One Lockleaze

Around the neighbourhood

Experience the best of Bristol right on your doorstep. Our new 1 & 2 bedroom build apartments are positioned next to Stoke Park, a Grade-II-listed parkland steeped in nearly a millennium of history that has been revitalised for 21st-century life.

In the north of Bristol, you'll have access to fantastic local amenities and attractions. Enjoy a day of shopping at [The Mall at Cribbs Causeway](#), home to a variety of high street favorites. For a fun day out explore the [Bristol Zoo Project](#) to discover African wildlife or take a scenic walk through [Blaise Castle Estate](#) and uncover its fascinating history.

When you're ready to venture further, the dynamic city of Bristol awaits. Known for its vibrant culture, rich diversity, and endless activities, the city offers you everything from world-class dining and shopping to cultural festivals and events. With one of our new apartments at One Lockleaze as your headquarters, you'll have everything you need to create a lifestyle that's as exciting as it is fulfilling.



Make owning your home a reality

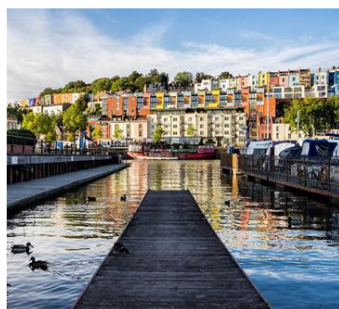
- This brand new collection of 1 and 2 bedroom apartments offers the perfect blend of contemporary design and everyday practicality ideal for first time buyers, young professionals, and growing families alike.
- Each home enjoys bright, open-plan living spaces and high-quality finishes throughout, creating a warm and inviting place to call your own. A selection of apartments, come with balconies and private terraces ideal for alfresco dining or entertaining family and friends.
- At One Lockleaze, is the chance to own your own home with shared ownership options available (10% to 75% share) and help make your dream of home ownership a reality.
- Located in a thriving neighbourhood with excellent transport links, green spaces, and local amenities close by, One Lockleaze offers the best of modern living — affordable, accessible, and built for the future.



The computer generated image is intended for illustration purposes only



Images depict in and around Bristol



The best of Bristol on your doorstep

Bristol is a vibrant, creative, and culturally rich city that blends historic character with modern innovation. Whether you're visiting or considering it as a place to live, the city offers a wide range of attractions and experiences across arts, local business, travel, and events.

Arts & Culture

- Bristol is one of the UK's most creative cities.
- Street Art: It's the birthplace of Banksy, and murals fill neighbourhoods like Stokes Croft and Bedminster. Harbourside: Museums & Galleries: M Shed explores Bristol's social history, while Bristol Museum & Art Gallery houses everything from Egyptian artefacts to natural history. Arnolfini and Spike Island offer contemporary art exhibitions and creative workspaces.
- Performing Arts: Bristol Old Vic is the oldest continuously operating theatre in the English-speaking world, producing cutting-edge drama. The Hippodrome hosts West End-level productions, while smaller venues like the Tobacco Factory Theatre support local talent. The Bristol Beacon is a music venue and award winning music education hub

Local Business & Independent Culture

- Bristol has a strong independent spirit.
- Markets: St Nicholas Market is filled with independent food stalls, boutiques, and artisans. Harbourside Market and Tobacco Factory Market showcase local crafts, design, and street food.
- Food & Drink: The city is known for its cafés, restaurants, craft breweries, and cider culture. Many eateries source locally and champion eco-friendly practices.

Easily Connected to surroundings

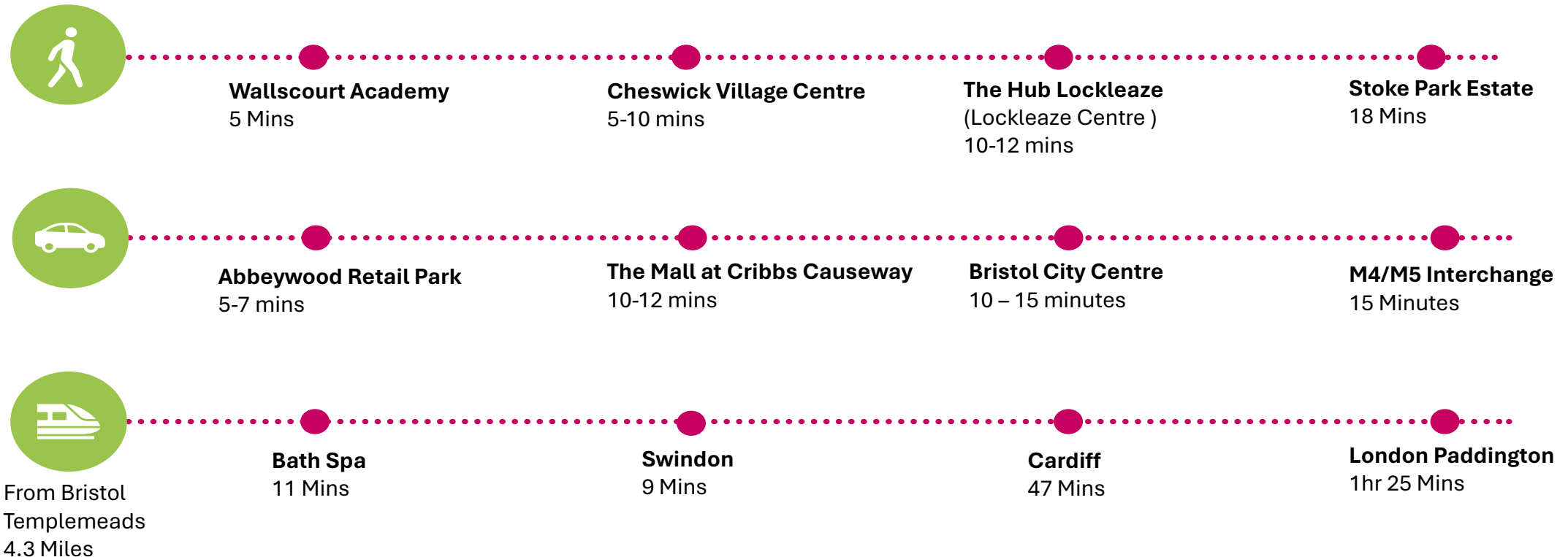
Journey times are estimates and dependent on traffic conditions and may vary (Source: Google maps and Trainline, correct at time of going to print)

Perfectly positioned

With a fusion of suburban and city living, One Lockleaze is surrounded by the picturesque Stoke Park, which offers a stunning expansive green space and beautiful lakes.

Bristol City Centre is within easy reach with its impressive range of shopping, entertainment and leisure facilities.

One Lockleaze is conveniently situated to get into the City Centre, and offers easy routes to the M32, M4 and M5, South Wales, City of Bath, Devon and London. Filton Abbey Wood station is just a short walk and offers link to Bristol Temple Meads and Bristol Parkway. Bristol Airport is about 12 miles away.



Specification for shared ownership apartments

Kitchen	Bathroom
Kitchen units Symphony Kitchens	Bathroom fixtures and fittings
Worktop: Copper Slate	Bath - Ideal Sandringham 21
Doors: Gloss cashmere	Bath Panel Unilux reinforced front panel
Handles : Matt Nickel	Bath Taps Sandringham 21 2 tap hole Bath Filler
Linear Reversible Sink 1.5 bowl and Ideal Standard tap	Over bath exposed valve direct feed thermostatic shower in chrome with wall mounted riser rail
Splashback - stainless steel behind hob. Laminate upstands	Hinged bath shower screen, Roman Collage or similar in silver.
White Goods	Basin Sandringham Pedestal
Indesit - Single built under stainless steel electric fan oven	Basin Taps - Sandringham Basin Pillars
Indesit Electric hob	Basin Waste and chain
Indesit B/I integrated hood silver	Toilet Cistern Dual Flush
Handles & Doors	Seat Sandringham
Carlisle Brass – Treviri 19mm dia. mitred lever on concealed fix sprung round rose Bathroom turn & release	Bathroom tiles - Porcelanosa - Shine Alumino
Internal doors – 4 panel grained effect primed moulded door	Heating
Front doors – IG Doors (SBD certified) with obscure glazing and spy hole	Air Source Heat pump - Vaillant Arotherm Plus
Internal doors – 4 panel grained effect primed moulded door.	Heating control - Vaillant SensoComfort
Flooring	Paint
Kitchens: Novilon Viva Cool Wood, Colour – Brown Timber	Paint used on walls Dulux White Supermatt Emulsion
Bathrooms: Novilon Viva Tile, Colour – Smoked Cement	Windows
	Nationwide - RAL 7016 – white
	External
	Parking: Highways Licence

Price List

Accommodation Schedule

Build Plot number	Flat number	Street number	Postal Address	Post Code	Floor level	No. of Bedrooms	Type	Full Market Value	40% Share	Monthly Rental 60%	Service charge per month
209	3	325	Romney Avenue, Bristol	BS7 9GL	Ground Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
210	4	325	Romney Avenue, Bristol	BS7 9GL	Ground Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
211	1	325	Romney Avenue, Bristol	BS7 9GL	Ground Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
212	2	325	Romney Avenue, Bristol	BS7 9GL	Ground Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
213	7	325	Romney Avenue, Bristol	BS7 9GL	First Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
214	8	325	Romney Avenue, Bristol	BS7 9GL	First Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
215	9	325	Romney Avenue, Bristol	BS7 9GL	First Floor	1	1b2p flat	£210,000	£84,000	£210.00	£144.34
216	5	325	Romney Avenue, Bristol	BS7 9GL	First Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
217	6	325	Romney Avenue, Bristol	BS7 9GL	First Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
218	12	325	Romney Avenue, Bristol	BS7 9GL	Second Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
219	13	325	Romney Avenue, Bristol	BS7 9GL	Second Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
220	14	325	Romney Avenue, Bristol	BS7 9GL	Second Floor	1	1b2p flat	£210,000	£84,000	£210.00	£144.34
221	10	325	Romney Avenue, Bristol	BS7 9GL	Second Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
222	11	325	Romney Avenue, Bristol	BS7 9GL	Second Floor	1	1b2p flat	£215,000	£86,000	£215.00	£144.34
223	16	325	Romney Avenue, Bristol	BS7 9GL	Third Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34
224	17	325	Romney Avenue, Bristol	BS7 9GL	Third Floor	1	1b2p flat	£210,000	£84,000	£210.00	£144.34
225	15	325	Romney Avenue, Bristol	BS7 9GL	Third Floor	2	2b4p flat	£265,000	£106,000	£265.00	£144.34

Please note the examples above are for a 40% share. Alternative share between 10% and 75% of the home's full market value will be available – The associated rental cost will vary accordingly

Floorplans



Ground Floor



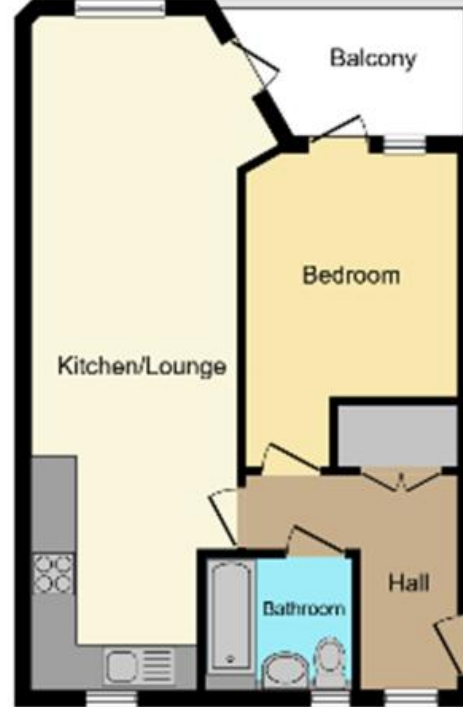
Second Floor



First Floor



Third Floor



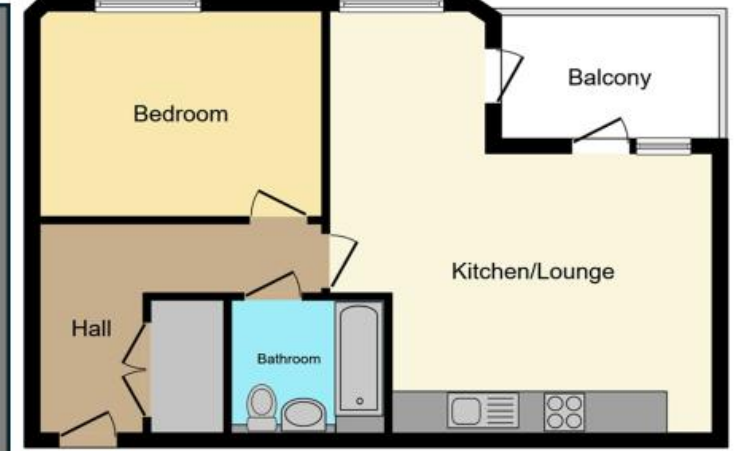
Apartment Type C5 52.3 Sqm

Room Sizes

Kitchen Lounge
Max 5.3m x 6.2m

Bedroom Max 3.9m x 3m

Bathroom Max 2.1m x 1.9m



Apartment Type C2 & C4 (Type C4 is handed) 73.1 Sqm

Room Sizes

Kitchen Lounge
Max 4.6m x 6.4m

Bedroom 1 Max 3.4m x 4.4m

Bedroom 2 Max 3.4m x 3.5m

Bathroom Max 2.1m x 2m

Apartment type C1 & C3 (Type C3 is handed) 56.7 Sqm

Room Sizes

Kitchen / Lounge Max 20m x 3.6m

Bedroom Max Max 4.7m x 3.1m

Bathroom Max 2m x 2.1m



These floor plans are for illustrative purposes only. They are not drawn to scale. Any measurements, floor areas (Including total floor are), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s)

To be eligible

You must be a first time buyer, an owner of a current shared ownership, buyers who have owned a property with partner previously and cannot afford to buy on the open market.

Must demonstrate that they can afford to sustain Shared Ownership requirements i.e. afford the mortgage and rent etc as shown below

Household earnings must not exceed £80,000 per year

Must not be able to buy on the open market.

How shared ownership works

You buy a share of your home and pay rent and a service charge on the remaining share. You can buy bigger shares at a later stage when you can afford to. The more of the property you own, the less rent you pay. You'll need to take out a mortgage to pay for your share of the home's purchase price, or fund this through your savings/cash. Shared ownership properties are leasehold and will remain so for these apartments.

Stonewater

Stonewater is a social housing provider, with a mission to deliver good quality, affordable homes to people who need them most.

We manage around 32,500 homes in England for over 70,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

Built and offered to market in partnership with Bristol City council



Please note that the specification was correct at the time of going to print, Bristol City Council continually consider specifications and reserve the right to make any changes.

The measurements have been taken from the plans provided but there may be variations in the final build

The computer-generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance.