



promenade house

1 & 2 bedroom seafront apartments

W-S-M

promenade house

breathe

relax

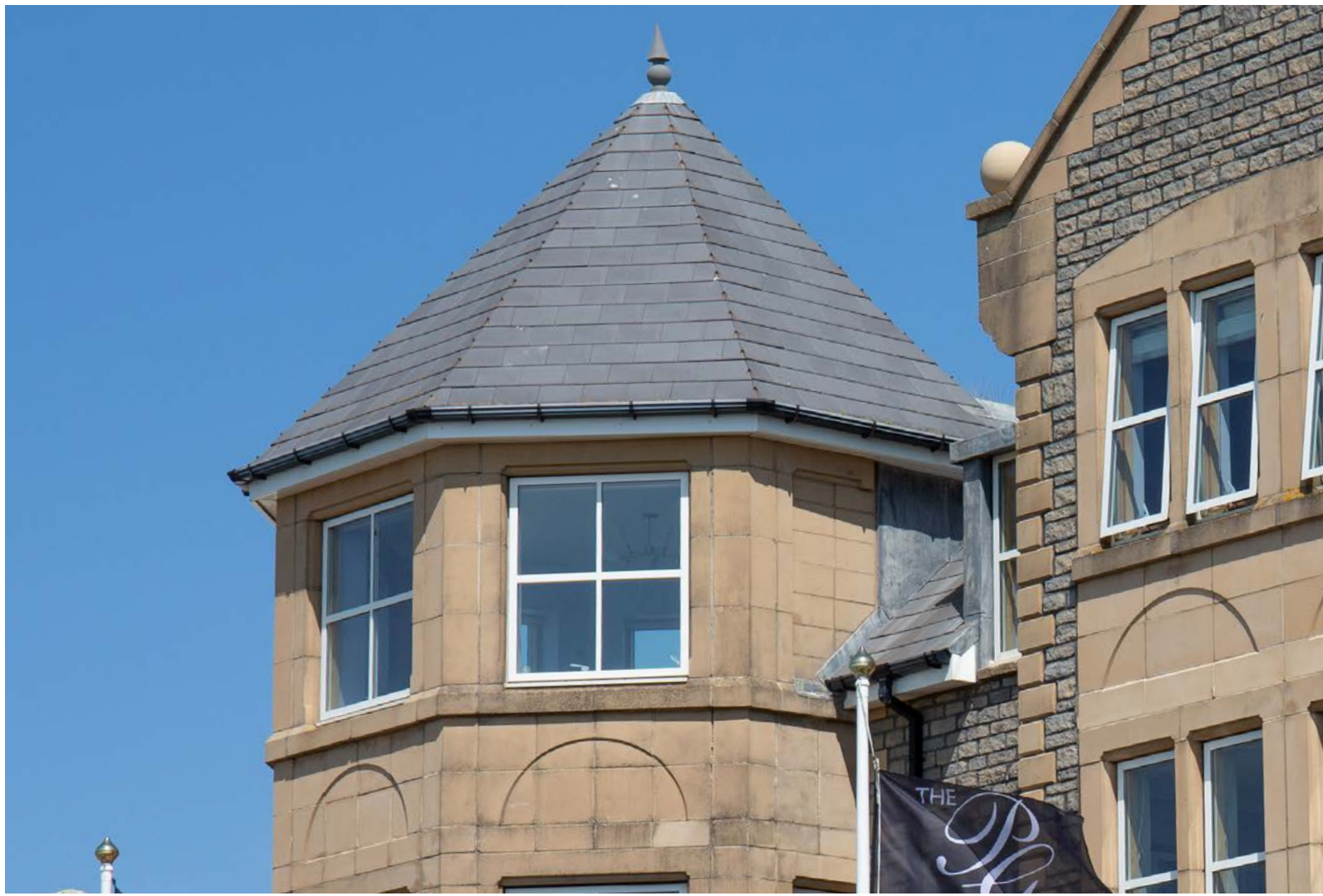
live



promenade house

1 & 2 bedroom seafront apartments





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Located on the seafront of Weston-super-Mare sits Promenade House, a charming mock Victorian building with a feature octagonal corner house and west facing, uninterrupted sea views.

Comprised of quality one and two bedroom apartments, this elegant building offers exceptional access to the beach thanks to its prime location on the waterfront promenade.

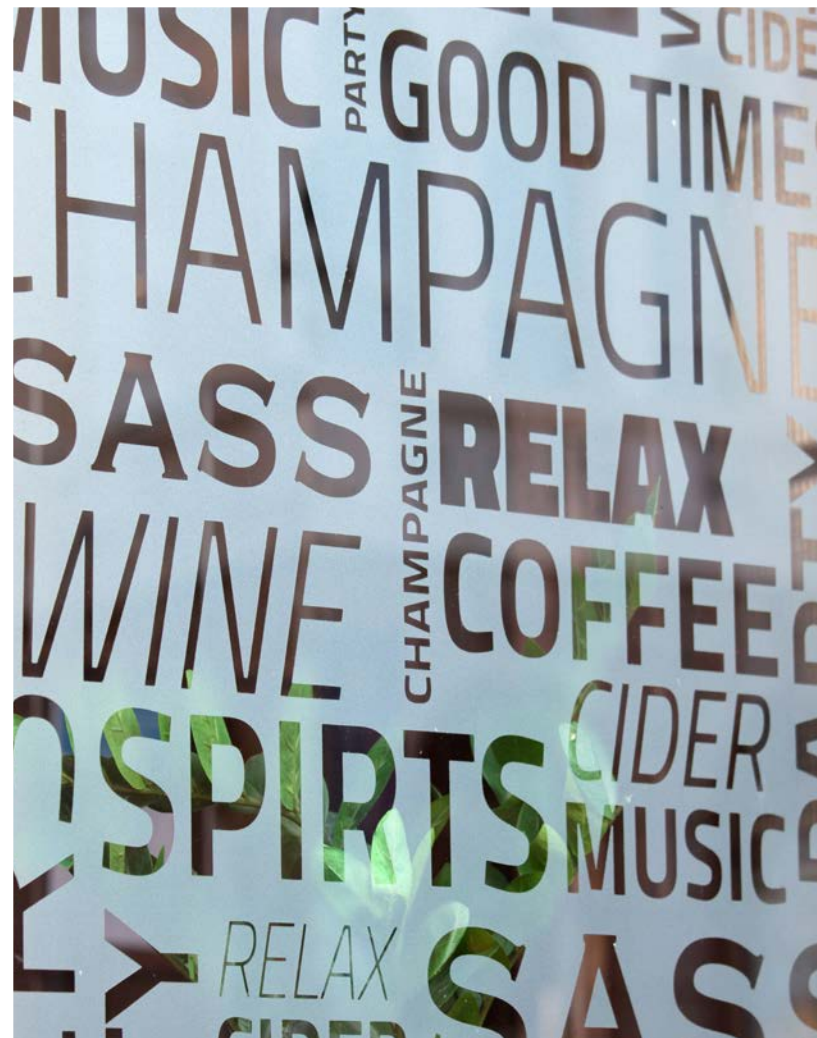
By simply crossing the road you will be on the beach with the sand between your toes, moments away from the comfort of your own home.

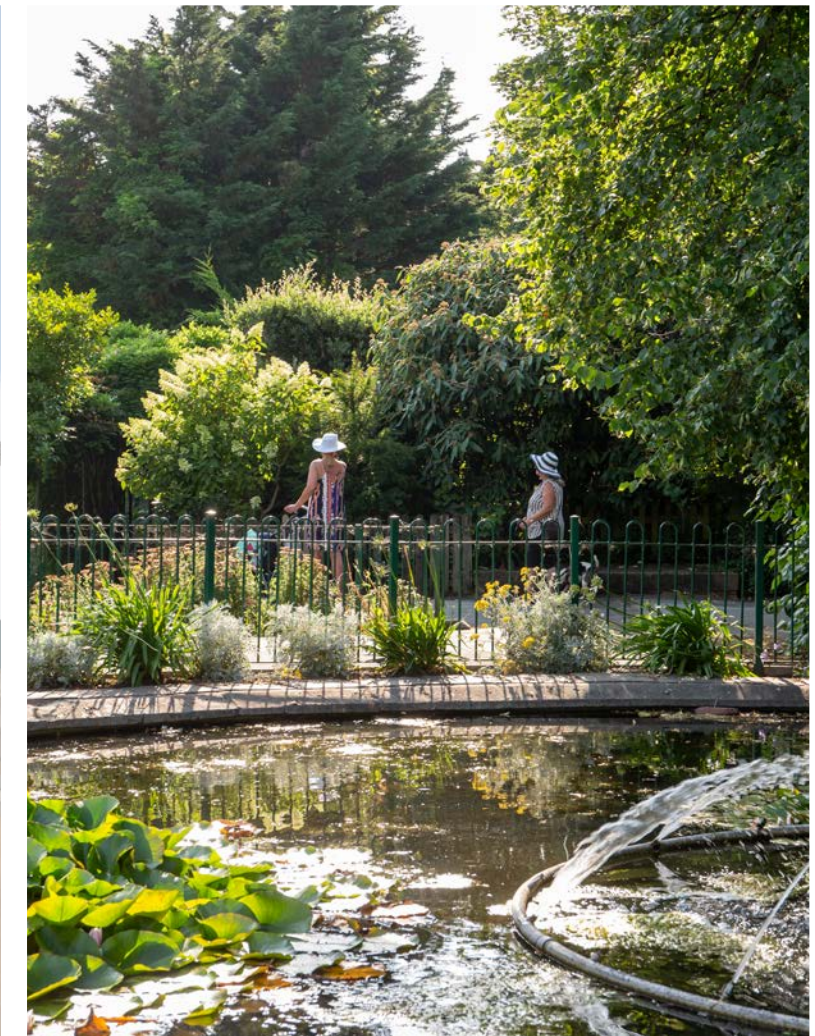
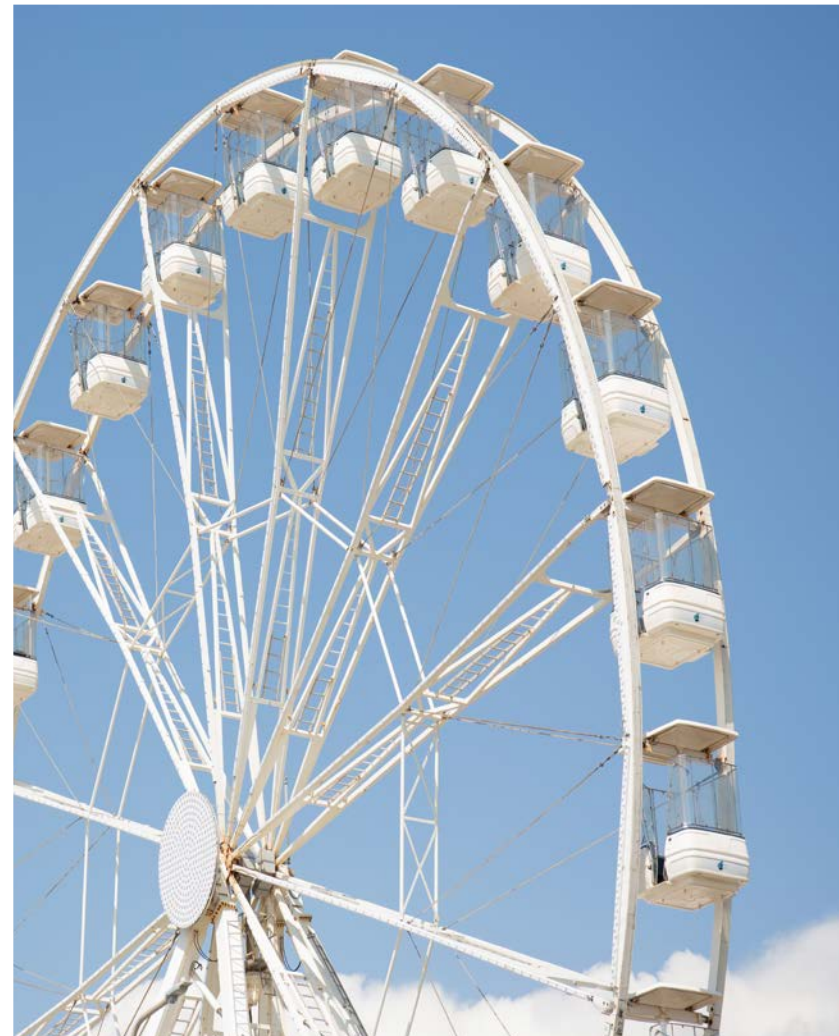
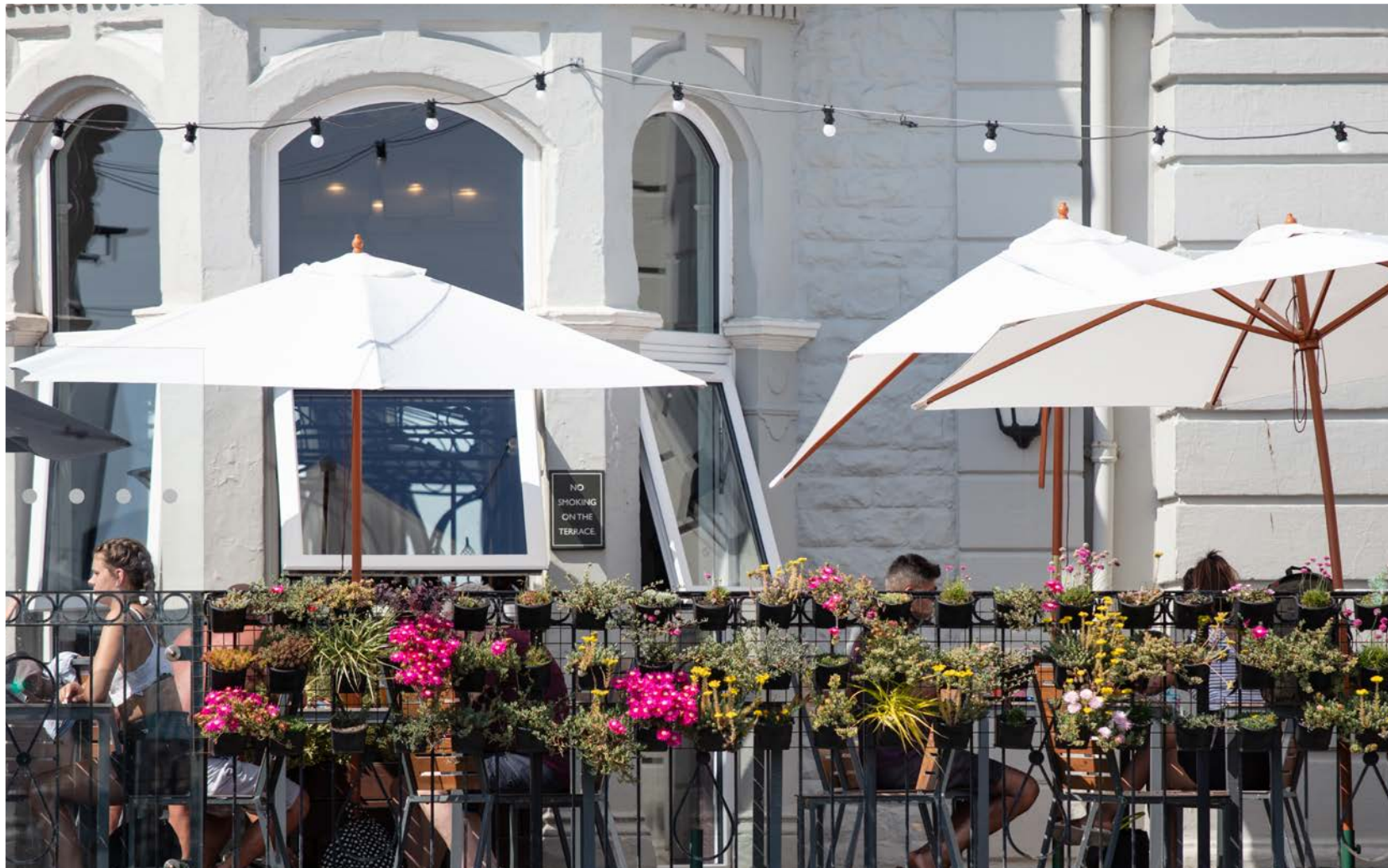


a lifestyle like no other

Historically a quintessential seaside town, Weston-super-Mare has grown into a destination designed for year-round living. With practical amenities such as the Weston General Hospital, family surgeries, the main line railway station, parks and cinemas, this neighbourhood has it all. From M&S Foodhall to staples such as ASDA and Tesco, all major supermarkets can be accessed from the town along with a wide range of restaurants and theatres. Notably The Playhouse and The Blakehay, provide independent through to mainstream culture and entertainment.

Life by the sea comes with its geographical perks. Across the road from the development is the famous sprawling beach and iconic Grand Pier, not to mention the Marine Lake and the nearby idyllic Brean Down headland. Life at Promenade House, with access to these natural landmarks and convenient amenities, is ideal for enhancing mental and physical well-being.



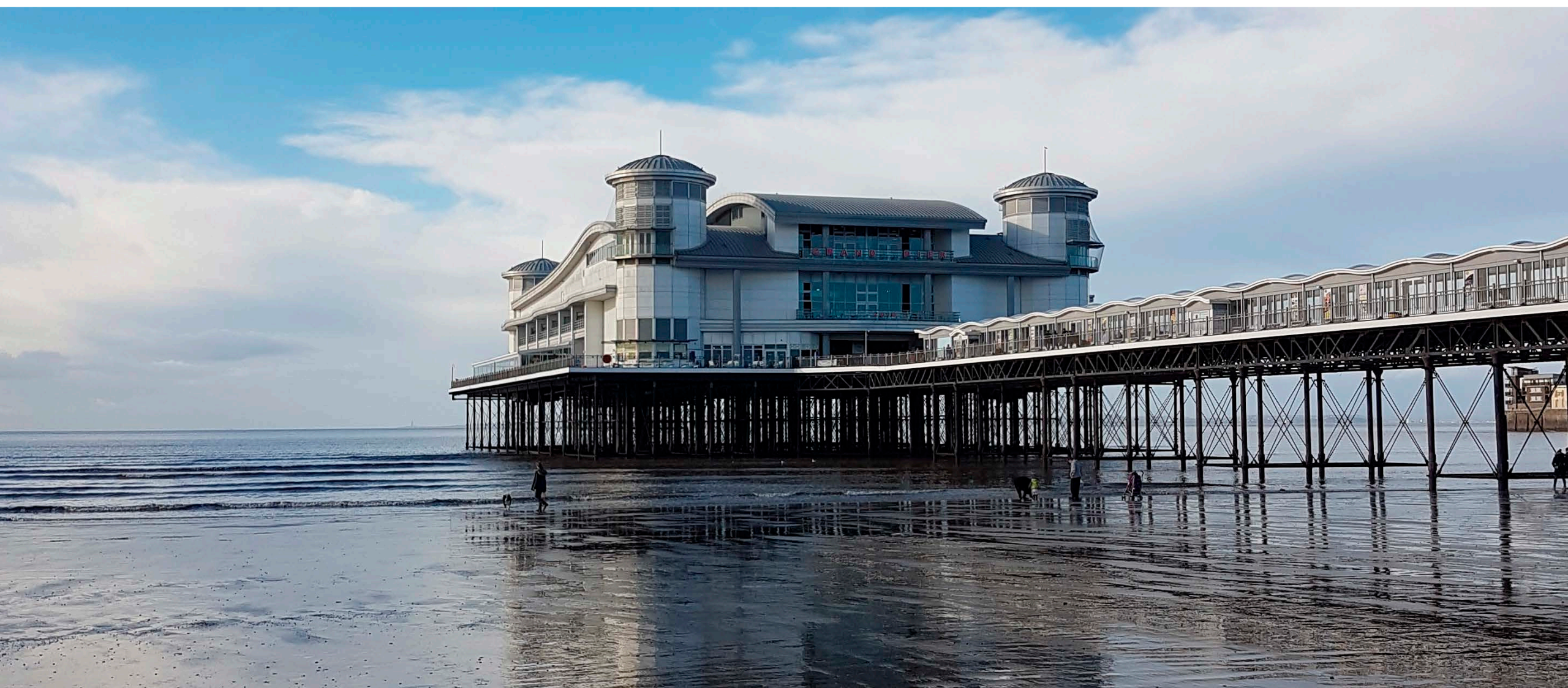




rising from the ashes

In 2008, Weston-super-Mare's Grand Pier burnt to the ground for the second time in its century long existence. Although a tragic loss to the local people, the destruction of the infamous structure gave the town an unprecedented opportunity to regenerate itself and start a new chapter.

Soon after its demolition, Bristol architects Angus Meek designed a new pavilion which was completed in 2011 and opened by Ann, Princess Royal. Weston-super-Mare town has since been expanding its infrastructure and upgrading its facilities to become more than just a seaside town. In January 2021, a £6.8 million project was announced to further enhance the area, marking a new dawn for Weston-super-Mare.





1 PROMENADE HOUSE

5 WESTON COLLEGE

9 TESCO SUPERSTORE

2 MARINE LAKE

6 PLAYHOUSE THEATRE

10 TRAIN STATION

3 GRAND PIER

7 GYM

11 TESCO EXPRESS

4 WINTER GARDENS

8 CINEMA

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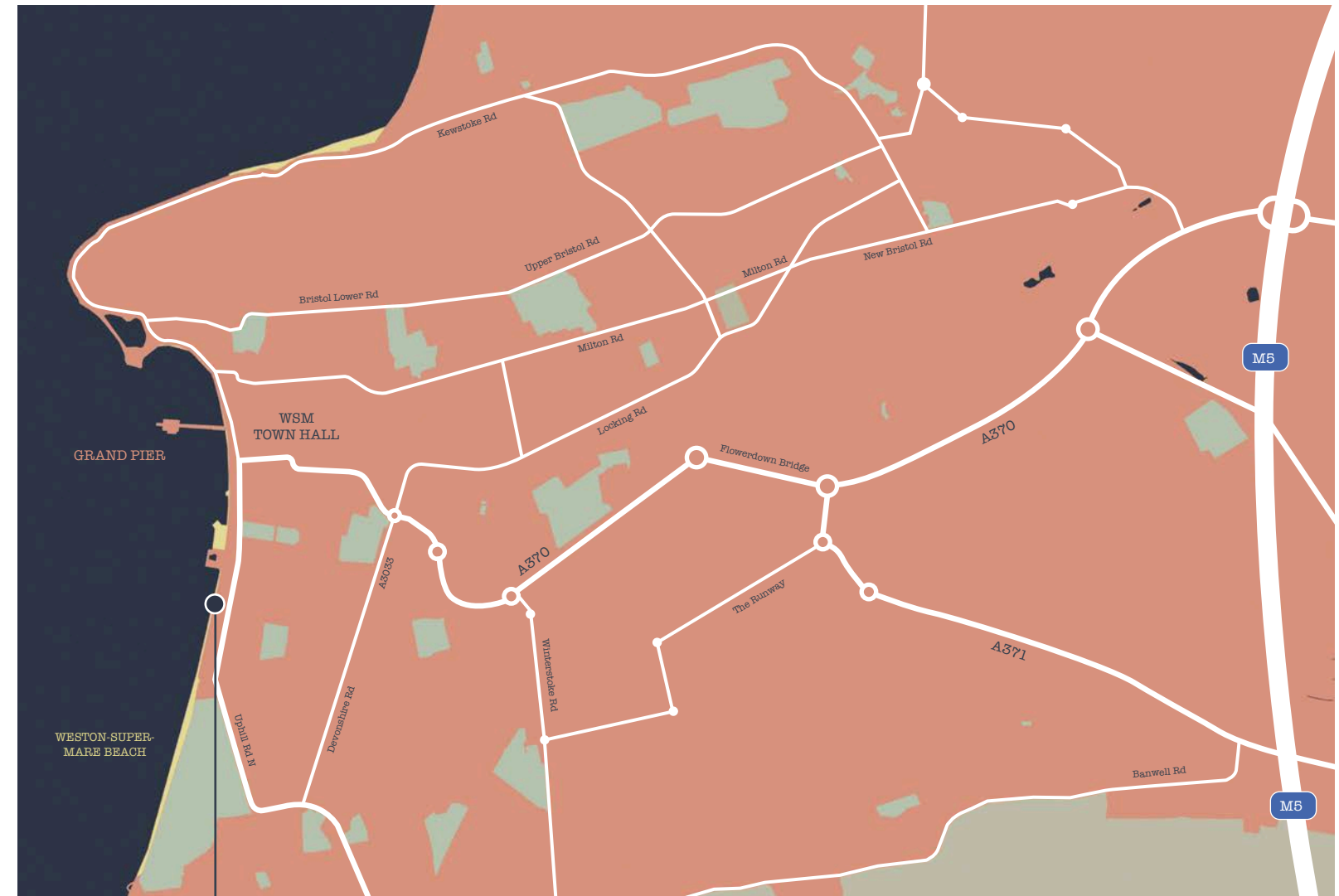


easy access

Not only is Promenade House an enviable distance from the beach, it is also a stones throw away from an impressive array of amenities and social hubs. A gentle, flat, fifteen-minute walk leads to both the town centre and Weston-super-Mare railway station, from which travel to Bristol Temple Meads is possible in half an hour and London Paddington in just over two hours.

If you prefer to drive, Weston-super-Mare connects directly to the M5, allowing easy access to the South-West and Midlands, or London and Cardiff via the M4. Heading in the other direction, the Mendip Hills are a short drive away and the unique Brean Down nature reserve sits adjacent to Weston-super-Mare's beach front.

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○ Train station	15 min walk
○ Winter Gardens	15 min walk
○ Grand Pier	16 min walk
○ Marine Lake	26 min walk
○ M5 Junction	12 mins drive
○ Bristol	50 mins drive
○ Exeter	1hr 10 min drive
○ Birmingham	2 hrs 20 mins drive
○ Bristol	32 mins by train
○ Swindon	1 hr 15 mins by train
○ Cardiff	1 hr 32 mins by train
○ Birmingham New Street	2 hrs 4 mins by train
○ London Paddington	2 hrs 9 mins by train



Source: Google Maps and thetrainline.co.uk August 2021

it's in the detail



Promenade House's one and two bedroom apartments all benefit from spacious open plan living, contemporary kitchens and bathrooms. There is a sense of ease here with lift access to all floors, electric charging point, and car parking for selected apartments. This atmosphere complements the impressive, uninterrupted sea views belonging to the apartments to the front, and the pleasant residential with countryside views to the rear.

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specification

KITCHENS

- Contemporary fitted kitchens by Masterclass with Duropal 40mm worktops
- Stainless steel 1.5 sink with dual flow tap
- Washer/dryer located in storage cupboard
- Integrated appliances to include:
 - Ceramic hob
 - Cooker hood
 - Single oven
 - Fridge/freezer
 - Dishwasher

BATHROOM/EN SUITE

- Contemporary white sanitary ware
- Pedestal wash basin with chrome mixer tap
- Chrome heated towel rail
- Thermostatic wall-hung shower over bath
- Stone effect, acoustic rated LVT flooring
- Porcelain wall tiles by Baber & Ball

INTERIOR FINISH

- Oak effect acoustic rated LVT flooring in living areas
- Carpet to bedrooms with 10mm high density underlay
- Broadband and telephone hub provided to living areas
- Velfac windows

HEATING/HOT WATER

- Dimplex Monterey electric heating system
- Ventilation unit
- Water cylinder

PEACE OF MIND

- Misting system to all floors
- 10 year ICW structural warranty
- Bicycle store





The Eye, Bristol

Number One, Bristol



The PG Group is a Bristol based property developer with a wealth of experience in creating high quality yet affordable homes in Bristol and the surrounding areas.

The philosophy of the PG Group centres on providing an excellent service and product, to satisfy not only the client's requirements but to enhance the environment and benefit the wider community. The buildings produced are a testament to the Groups' aims and ambitions.

The PG Group develops buildings that look and feel inspirational both inside and out. From their professional partnerships through to the smallest details, investing in the best is their priority. Continually re-investing in Bristol, Integrity is at the heart of the business.

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