

FACTORY N^o1

BRISTOL

BEAUTIFULLY CONVERTED HOMES WITHIN REGENT HOUSE



Each home at Factory No.1 has been designed by City & Country's specialist in-house team to offer the discerning homebuyer the best of everything. Our superior specification and attention to detail are intrinsic in the appeal of our homes. From spacious, light-filled living areas to contemporary kitchens and luxuriously appointed bathrooms, every appliance, fixture and finish has been carefully considered.

Beautiful designs and materials have been paired with modern grey colour palettes to create homes that are stylish and reflect the industrial feel of Factory No.1. Walk into any home and you will see that thoughtful planning, superior build and premium finishes seamlessly combine to create living spaces that not only function perfectly, but also look and feel special.

Heating systems and appliances by leading manufacturers ensure our new homes are energy-efficient, while the latest technology offers maximum control and security features for your peace of mind.



Photography taken pre-restoration



"As a location of a former tobacco factory, we wanted to create strong new architecture that picks up on the industrial history of the site, whilst taking considerable care in the restoration of what was already there.

The elegant, traditionally proportioned façades of the existing buildings disguised the industrial tobacco processes that went on behind, and a collection of surprisingly smart and opulent

meeting rooms are being transformed into finely proportioned apartments. The new apartment buildings effortlessly blend with the old, yet add a modern twist to the architectural style, and pay homage to the past with names such as Tobacco Store and Cutting Room. Located within the development, for use by the residents, are a series of calming, beautifully landscaped terraces that belie the central city location of Factory No.1."

SIMON VERNON-HARCOURT
Design & Planning Director

STYLISH & FUNCTIONAL KITCHENS

- Contemporary linear kitchen with burnished brass handles - three colour finishes*
- Stone worktops, splashback and upstands
- SMEG single oven to all apartments
- SMEG combi microwave oven to two and three bedroom apartments
- SMEG induction hob to majority of apartments
- SMEG ceramic hob to selected one and two bedroom apartments
- SMEG canopy extractor
- Integrated SMEG dishwasher and fridge/freezer

CONTEMPORARY BATHROOMS

- Wall hung Roca Gap sanitaryware to all bathrooms and en-suites
- One bedroom apartments and the principal en-suite of two and three bedroom apartments feature:
 - Vado Elements brushed gold brassware
 - Roca matte black flush plate
 - Anthracite heated towel rail
 - Retro anthracite porcelain floor and wall tiles
 - Matte black shaver socket
- Second bathrooms to two and three bedroom apartments feature:
 - Vado Elements chrome brassware
 - Roca chrome flush plate
 - Anthracite heated towel rail
 - Porcelain floor and wall tiles
 - Chrome shaver socket





HEATING

- Radiators and hot water powered by a communal wet heating system
- Painted column radiators to panelled kitchen/living/dining rooms
- SALUS Quantum smart thermostat^

INTERIOR FINISHES & FITTINGS

- Luxury Amtico flooring to the main hallway and most living areas*
- 100% wool carpets in light grey to bedrooms
- Floor tiling to bathrooms and en-suites
- Fitted wardrobes to principal bedrooms with internal lighting
- Dressing rooms feature hanging rails and shelves

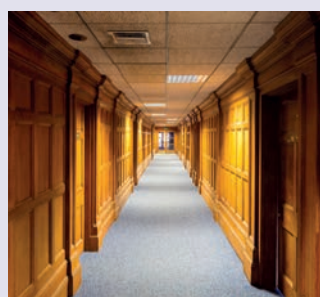


DETAILING & MATERIALS

- Traditional panel doors and skirting
- Modern ironmongery with brushed steel finish
- Restored wood panelling and feature fireplaces to apartments R107, R111, R112, R113 and R207
- Detailed ornate ceilings to apartments R107 and R207

ELECTRICAL & LIGHTING

- Combination of recessed downlighters and pendant light fittings; ceiling pendants to all living/dining areas and bedrooms
- Brushed brass finished switches and sockets to rooms with restored wood panelling, white finished switches and sockets to all other rooms
- Communal satellite dish
- Internal cabling to receive a full range of broadband, digital television signals (satellite and terrestrial) and DAB/FM radio to allow for easy installation of broadband, digital and satellite television



Photography taken pre-restoration



"At Factory No.1 the design and specification has been carefully considered to complement the historic character of the building, and to reflect the industrial feel by using a modern grey palette and textured materials.

We continue to lead the market in Bristol with our high-end specification that includes modern contemporary kitchens with stone worktops and luxury bathrooms with gold and black brassware.

Each property has been designed to maximise space for city centre living with many of the homes being open plan. The interior specification sets the trend in urban living and will look and feel special for years to come.

We wanted to provide an upmarket, contemporary and timeless specification that complements both the historic conversion elements and the exciting new buildings."

CLEMENTINE HILLMAN

Interior Designer



ULTRAFAST BROADBAND & TV NETWORKS

- Fibre to the Home from Open Fibre Networks (OFNL) are providing access to multiple service providers connected to its network of end-to-end fibre optic cables. Receive up to 300Mbps to your home. The infrastructure allows increasing bandwidth requirements, allowing you to perform multiple online tasks simultaneously. A range of television services are accessible via the different broadband providers. Please ask for further details.

SECURITY

- Factory No.1 is a secure gated development with CCTV covering each of the various pedestrian and vehicular entrances
- Concierge service during specified working hours (which will vary according to stage of development)
- Video activated door entry to communal areas where applicable
- Intruder alarms provided to apartments with ground/podium level access
- Mains operated smoke detectors to all homes

COMMUNAL AREAS

- Retro wall and ceiling lights
- Bespoke designed carpets
- Bespoke artwork
- Bespoke feature lighting design and glass art design on main communal stairwell
- Brass ironmongery
- Restored wood panelling to first floor communal corridors
- Access to the private landscaped terraces within Factory No.1

PARKING

- Underground allocated parking to selected apartments*

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factoryno.1@cityandcountry.co.uk | cityandcountry.co.uk/factoryno1

CITY & COUNTRY

Computer generated images and photography are indicative only and of previous City & Country show homes. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. The company reserves the right to alter these details at any time and without notice. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. These particulars may not be relied upon as statements of fact or representation and buyers must satisfy themselves as to their correctness. Factory No.1 is a marketing name and may not necessarily form a part of the postal address. *Please ask sales executives for more details.

^SALUS Smart Home Universal Gateway to be purchased by homeowner if full smart functions required. Produced December 2022.

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STYLISH NEW HOMES WITH AN INDUSTRIAL EDGE



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- Dressing rooms feature hanging rails and shelves

HEATING

- Radiators and hot water powered by a communal wet heating system
- SALUS Quantum smart thermostat^

DETAILING & MATERIALS

- Modern doors and shadow gap skirting
- Modern ironmongery with brushed steel finish

ELECTRICAL & LIGHTING

- Combination of recessed downlighters and pendant light fittings; ceiling pendants to all living/dining areas and bedrooms
- White finished switches and sockets throughout
- Communal satellite dish
- Internal cabling to receive a full range of broadband, digital television signals (satellite and terrestrial) and DAB/FM radio to allow for easy installation of broadband, digital and satellite television



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