



# THE CLIFTON COLLECTION

BRISTOL

## THE LEGACY APARTMENTS

1, 2, 3 & 4 BEDROOM  
APARTMENTS AND PENTHOUSES

## INTRODUCING THE LEGACY APARTMENTS

# TRADITIONAL ELEGANCE MEETS MODERN LIVING

The Legacy apartments are the pinnacle of The Clifton Collection, combining the convenience and comfort of contemporary design, your apartment offers the best of both worlds.

Each home at The Legacy Apartments features timeless finishes such as Caesarstone worktops and Amtico flooring, along with stylish matt black brassware and porcelain tiled flooring.

Choose from this elegant collection of spacious one, two, three or four bedroom apartments and penthouses.

Benefit from access to secure cycle storage, with selected homes boasting private parking and the luxury of a private terrace.

Built by award-winning, 5 star housebuilder Hill Group, your apartment comes with a 10-year NHBC warranty, leaving you nothing to do but enjoy your new home.



# SITEPLAN

This exclusive collection of 42 apartments and 7 mews houses blends timeless elegance with modern comfort in a beautifully designed community. Thoughtfully crafted to complement the area’s character, each home offers stylish, contemporary living in a prime location.

## Key

-  **THE REGENCY MEWS – 4 Bedroom Houses**  
Numbers: 56, 57, 58, 59, 60, 61 & 62
-  **THE LEGACY APARTMENTS – 1–4 Bedroom Apartments**  
Numbers: 01–41 & 42
-  **AFFORDABLE HOUSES**  
Numbers: 43–55

BCP	Bin Collection Point
SS	Sub Station



Siteplan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.





THE CLIFTON COLLECTION

BRISTOL

Computer generated image of The Legacy Apartments





## GROUND FLOOR

## 2 BEDROOM

## NUMBER 1

Kitchen/Dining/Living	3.75m x 8.05m   12'3" x 26'4"
Principal Bedroom	3.20m x 4.45m   10'5" x 14'7"
Bedroom 2	3.45m x 3.75m   11'3" x 12'3"
Terrace	6.45m x 1.75m   21'1" x 5'8"

## NUMBER 2

Kitchen/Dining/Living	4.45m x 6.75m   14'7" x 22'1"
Principal Bedroom	3.50m x 3.90m   11'5" x 12'9"
Bedroom 2	2.90m x 3.90m   9'6" x 12'9"
Terrace	3.15m x 1.15m   10'4" x 3'9"

## NUMBER 3

Kitchen/Dining/Living	3.95m x 7.05m   12'11" x 23'1"
Principal Bedroom	2.75m x 4.90m   9'0" x 16'0"
Bedroom 2	3.15m x 3.85m   10'4" x 12'7"
Terrace	3.95m x 1.90m   12'11" x 6'2"

## NUMBER 4

Kitchen/Dining/Living	4.20m x 6.95m   13'9" x 22'9"
Principal Bedroom	3.10m x 6.30m   10'2" x 20'8"
Bedroom 2	2.85m x 4.15m   9'4" x 13'7"
Terrace	4.15m x 1.75m   5'8" x 13'7"

## NUMBER 5

Kitchen/Dining/Living	4.20m x 6.80m   13'9" x 22'3"
Principal Bedroom	2.90m x 7.80m   9'6" x 25'7"
Bedroom 2	2.85m x 4.20m   9'4" x 13'9"
Terrace	4.10m x 1.75m   13'5" x 5'8"

## NUMBER 6

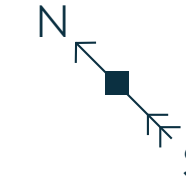
Kitchen/Dining/Living	3.95m x 7.55m   12'11" x 24'9"
Principal Bedroom	2.75m x 4.90m   9'0" x 16'0"
Bedroom 2	3.30m x 3.85m   10'9" x 12'7"
Terrace	4.00m x 1.90m   13'1" x 6'2"

## NUMBER 7

Kitchen/Dining/Living	4.30m x 8.55m   14'1" x 28'0"
Principal Bedroom	3.05m x 4.95m   10'0" x 16'2"
Bedroom 2	3.05m x 4.35m   10'0" x 14'3"
Terrace	6.45m x 1.75m   21'1" x 5'8"

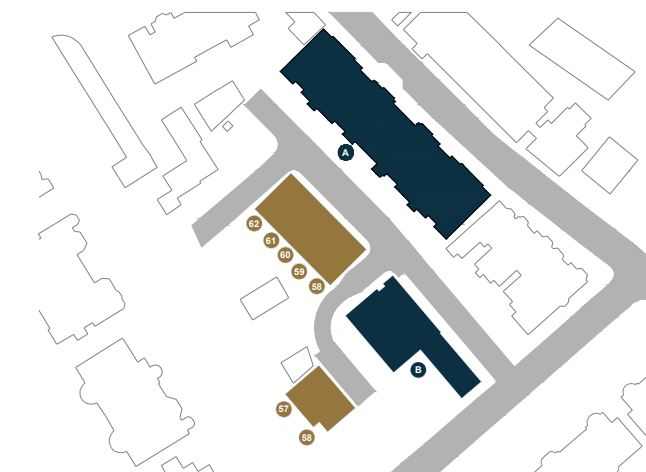
## NUMBER 8

Kitchen/Dining/Living	4.45m x 6.70m   14'7" x 21'11"
Principal Bedroom	3.50m x 3.90m   11'5" x 12'9"
Bedroom 2	2.90m x 3.90m   9'6" x 12'9"
Terrace	2.50m x 1.40m   8'2" x 4'7"



BRISTOL

= 2 Bedroom Apartment



## NUMBER 2

## NUMBER 3

## NUMBER 6

## NUMBER 8

## NUMBER 1

## NUMBER 4

## NUMBER 5

## NUMBER 7

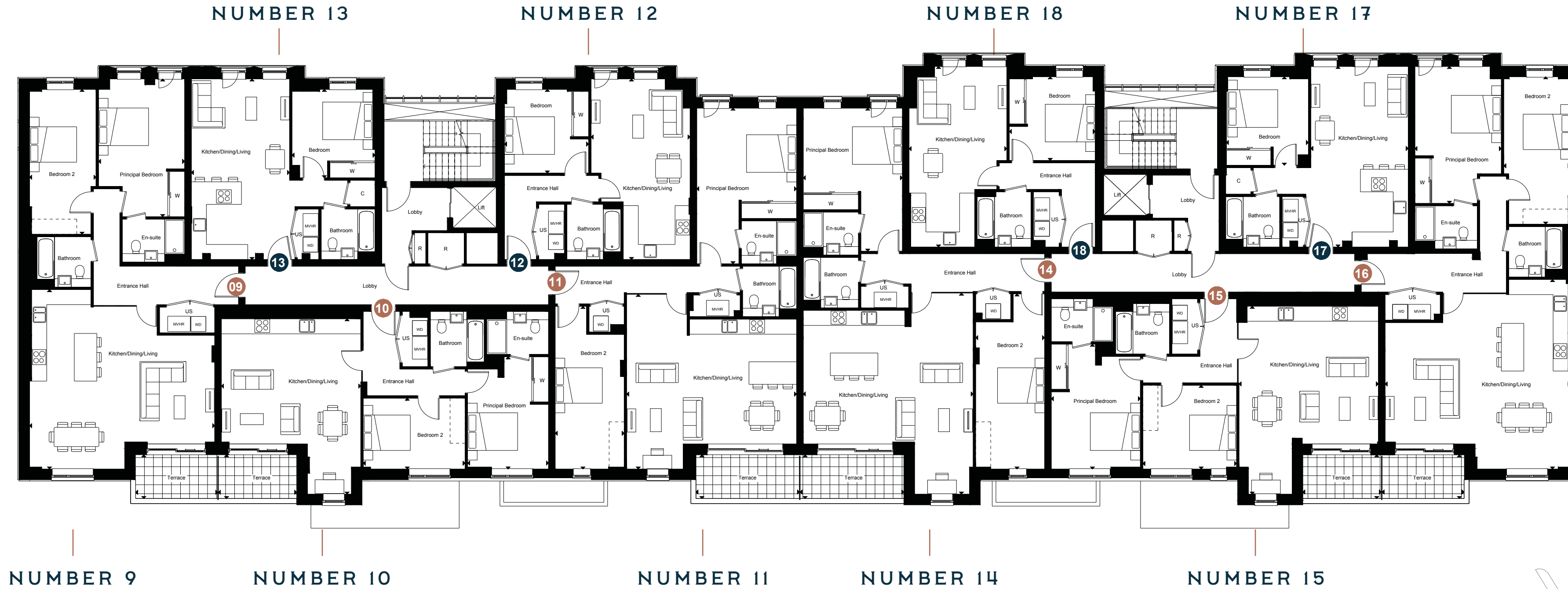
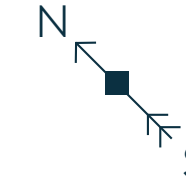
## KEY

C = Cupboard | R = Riser Cupboard | W = Wardrobe | US = Utility Store | WD = Washer/Dryer

= Void | PB = Postbox | MVHR = MVHR | = Indicative wardrobe position | = Skylight

| --- = Restricted head height (mm)

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bedroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



NUMBER 16

- 2 Bedroom Apartment
- 1 Bedroom Apartment

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## FIRST FLOOR

## 1 BEDROOM

## NUMBER 12

Kitchen/Dining/Living 3.95m x 7.20m | 12'11" x 23'7"  
Principal Bedroom 3.35m x 3.30m | 10'11" x 10'9"

## NUMBER 13

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"  
Principal Bedroom 3.30m x 3.50m | 10'9" x 11'5"

## NUMBER 17

Kitchen/Dining/Living 3.85m x 7.20m | 12'7" x 23'7"  
Principal Bedroom 3.25m x 3.50m | 10'7" x 11'5"

## NUMBER 18

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"  
Principal Bedroom 3.40m x 3.30m | 11'1" x 10'9"

## 2 BEDROOM

## NUMBER 9

Kitchen/Dining/Living 7.35m x 7.15m | 24'1" x 23'5"  
Principal Bedroom 3.40m x 5.45m | 11'1" x 17'10"  
Bedroom 2 2.65m x 5.75m | 8'8" x 18'10"  
Terrace 3.25m x 1.70m | 10'7" x 5'6"

## NUMBER 10

Kitchen/Dining/Living 5.55m x 6.95m | 18'2" x 22'9"  
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"  
Bedroom 2 4.05m x 2.80m | 13'3" x 9'2"  
Terrace 3.10m x 1.70m | 10'2" x 5'6"

## NUMBER 11

Kitchen/Dining/Living 6.75m x 6.95m | 22'1" x 22'9"  
Principal Bedroom 3.95m x 6.20m | 12'11" x 20'4"  
Bedroom 2 2.75m x 6.45m | 9'0" x 21'1"  
Terrace 4.10m x 1.70m | 13'5" x 5'6"

## NUMBER 14

Kitchen/Dining/Living 6.75m x 8.00m | 22'1" x 26'2"  
Principal Bedroom 3.95m x 5.70m | 12'11" x 18'8"  
Bedroom 2 2.75m x 6.95m | 9'0" x 22'9"  
Terrace 4.10m x 1.70m | 13'5" x 5'6"

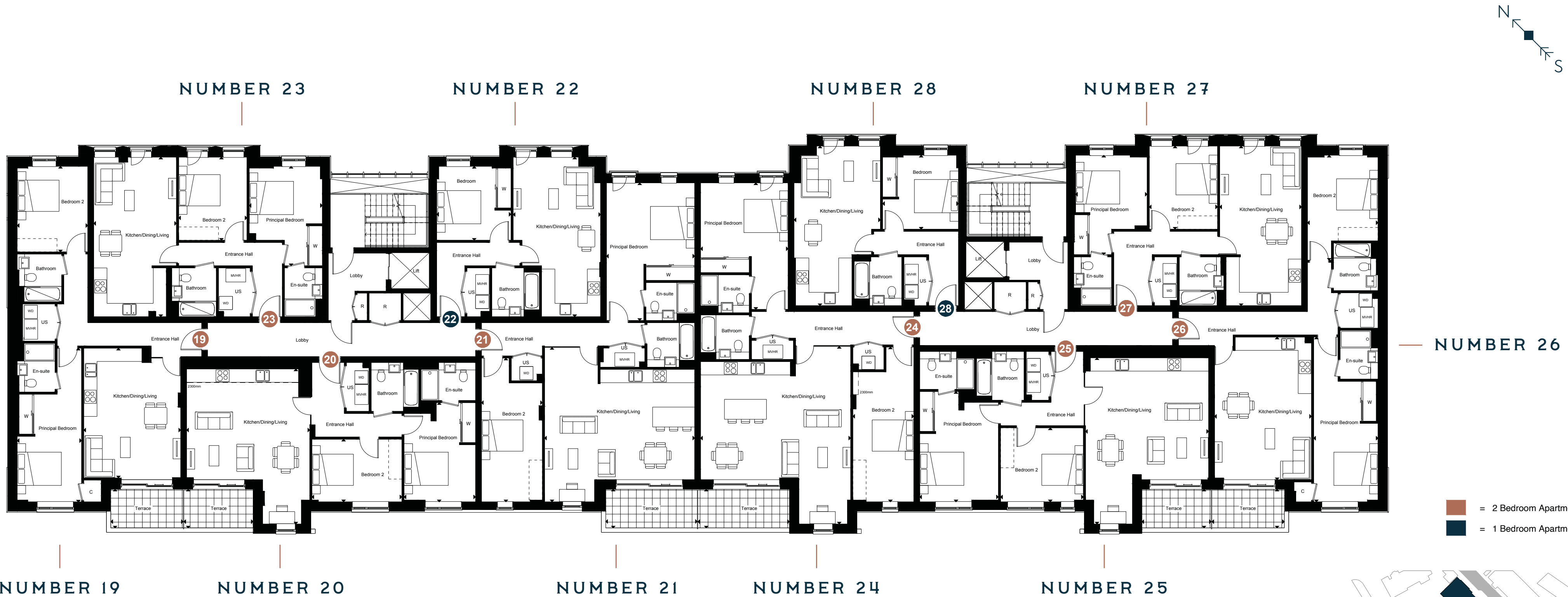
## NUMBER 15

Kitchen/Dining/Living 5.55m x 7.45m | 18'2" x 24'5"  
Principal Bedroom 3.55m x 4.95m | 11'7" x 16'2"  
Bedroom 2 3.70m x 3.30m | 12'1" x 10'9"  
Terrace 3.10m x 1.70m | 10'2" x 5'6"

## NUMBER 16

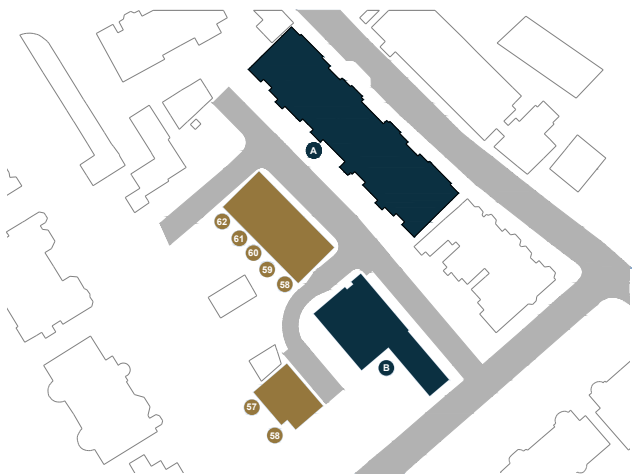
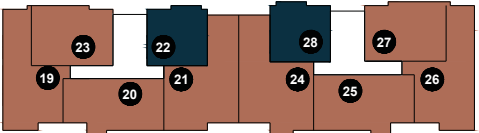
Kitchen/Dining/Living 7.35m x 7.55m | 24'1" x 24'9"  
Principal Bedroom 3.40m x 5.45m | 11'1" x 17'10"  
Bedroom 2 2.65m x 5.85m | 8'8" x 19'2"  
Terrace 3.25m x 1.70m | 10'7" x 5'6"

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KEY

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MVHR = MVHR | ☐ = Indicative wardrobe position | ☒ = Skylight | --- = Restricted head height (mm)



1 BEDROOM

NUMBER 22

Kitchen/Dining/Living 3.95m x 7.20m | 12'11" x 23'7"  
Principal Bedroom 3.35m x 3.30m | 10'11" x 10'9"

NUMBER 28

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"  
Principal Bedroom 3.40m x 3.30m | 11'1" x 10'9"

2 BEDROOM

NUMBER 19

Kitchen/Dining/Living 4.35m x 5.85m | 14'3" x 19'2"  
Principal Bedroom 2.90m x 6.90m | 9'6" x 22'7"  
Bedroom 2 3.15m x 3.85m | 10'4" x 12'7"  
Terrace 3.25m x 1.70m | 10'7" x 5'6"

NUMBER 20

Kitchen/Dining/Living 5.55m x 6.95m | 18'2" x 22'9"  
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"  
Bedroom 2 4.05m x 2.80m | 13'3" x 9'2"  
Terrace 3.10m x 1.70m | 10'2" x 5'6"

NUMBER 21

Kitchen/Dining/Living 6.75m x 6.95m | 22'1" x 22'9"  
Principal Bedroom 3.95m x 6.20m | 12'11" x 20'4"  
Bedroom 2 2.75m x 6.45m | 9'0" x 21'1"  
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 23

Kitchen/Dining/Living 3.70m x 7.20m | 12'1" x 23'7"  
Principal Bedroom 3.30m x 4.45m | 10'9" x 14'7"  
Bedroom 2 3.05m x 3.75m | 10'0" x 12'3"

NUMBER 24

Kitchen/Dining/Living 6.75m x 8.00m | 22'1" x 26'2"  
Principal Bedroom 3.95m x 5.70m | 12'11" x 18'8"  
Bedroom 2 2.75m x 6.95m | 9'0" x 22'9"  
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 25

Kitchen/Dining/Living 5.55m x 7.45m | 18'2" x 24'5"  
Principal Bedroom 3.55m x 4.95m | 11'7" x 16'2"  
Bedroom 2 3.70m x 3.30m | 12'1" x 10'9"  
Terrace 3.10m x 1.70m | 10'2" x 5'6"

NUMBER 26

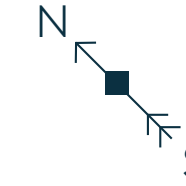
Kitchen/Dining/Living 4.35m x 6.40m | 14'3" x 20'11"  
Principal Bedroom 2.90m x 7.40m | 9'6" x 24'3"  
Bedroom 2 3.15m x 4.70m | 10'4" x 15'5"  
Terrace 3.25m x 1.70m | 10'7" x 5'6"

NUMBER 27

Kitchen/Dining/Living 3.65m x 7.20m | 11'11" x 23'7"  
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"  
Bedroom 2 3.05m x 3.75m | 10'0" x 12'3"

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NUMBER 32

NUMBER 31

NUMBER 37

NUMBER 36

NUMBER 35

NUMBER 29

NUMBER 30

NUMBER 33

NUMBER 34

- 3 Bedroom Apartment
- 2 Bedroom Apartment
- 1 Bedroom Apartment

## KEY

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## THIRD FLOOR

## 1 BEDROOM

## NUMBER 31

Kitchen/Dining/Living 3.95m × 6.75m | 12'11" × 22'1"  
Principal Bedroom 3.35m × 3.30m | 10'11" × 10'9"

## NUMBER 37

Kitchen/Dining/Living 3.90m × 6.45m | 12'9" × 21'11"  
Principal Bedroom 3.40m × 3.30m | 11'1" × 10'9"

## 2 BEDROOM

## NUMBER 29

Kitchen/Dining/Living 9.40m × 4.60m\* | 30'10" × 15'11"  
Principal Bedroom 3.15m × 4.95m | 10'4" × 16'2"  
Bedroom 2 3.30m × 3.15m | 10'9" × 10'4"  
Terrace 8.75m × 2.45m | 28'8" × 8'0"

## NUMBER 32

Kitchen/Dining/Living 7.30m' × 7.00m' | 23'11" × 22'11"  
Principal Bedroom 3.60m × 4.45m | 11'9" × 14'7"  
Bedroom 2 4.30m × 4.05m' | 14'1" × 13'3"  
Terrace 1.95m × 1.95m | 6'4" × 6'4"

## NUMBER 34

Kitchen/Dining/Living 3.90m × 5.75m | 12'9" × 18'10"  
Principal Bedroom 2.80m × 4.45m | 9'2" × 14'7"  
Bedroom 2 3.65m × 3.30m | 11'11" × 10'9"  
Terrace 5.45m × 1.70m | 17'10" × 5'6"

## NUMBER 35

Kitchen/Dining/Living 4.35m × 6.40m | 14'3" × 20'11"  
Principal Bedroom 2.90m × 7.40m | 9'6" × 24'3"  
Bedroom 2 3.15m × 4.70m | 10'4" × 15'5"  
Terrace 3.25m × 1.70m | 10'7" × 5'6"

## NUMBER 36

Kitchen/Dining/Living 3.65m × 6.75m | 11'1" × 22'1"  
Principal Bedroom 3.20m × 4.45m | 10'5" × 14'7"  
Bedroom 2 3.05m × 3.30m | 10'0" × 10'9"

## 3 BEDROOM

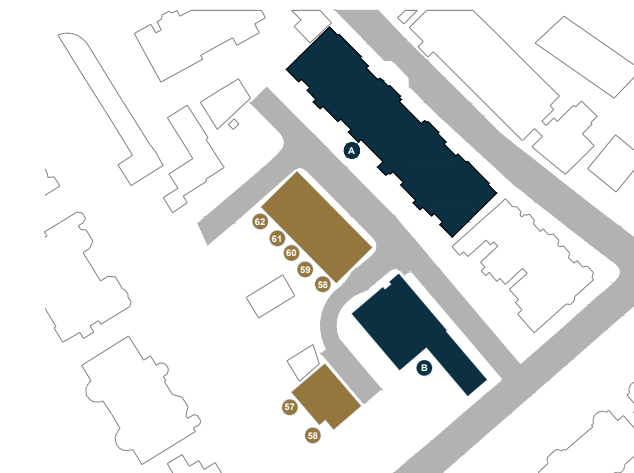
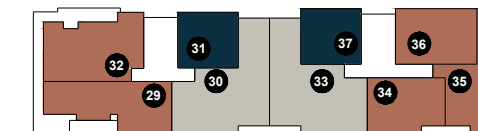
## NUMBER 30

Kitchen/Dining/Living 6.75m × 6.85m | 22'1" × 22'5"  
Principal Bedroom 3.95m × 6.20m | 12'11" × 20'4"  
Bedroom 2 2.90m × 6.25m | 9'6" × 20'6"  
Bedroom 3 2.70m × 4.55m | 8'10" × 14'11"  
Terrace 4.10m × 1.70m | 13'5" × 5'6"

## NUMBER 33

Kitchen/Dining/Living 6.75m × 7.20m | 22'1" × 23'7"  
Principal Bedroom 3.95m × 5.70m | 12'11" × 18'8"  
Bedroom 2 2.90m × 6.75m | 9'6" × 22'1"  
Bedroom 3 2.75m × 4.90m | 9'0" × 16'0"  
Terrace 6.90m × 1.70m | 22'7" × 5'6"

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2 BEDROOM

NUMBER 40

Kitchen/Dining/Living	5.80m x 4.35m   19'0" x 14'3"
Principal Bedroom	3.00m x 5.20m   9'10" x 17'0"
Bedroom 2	5.05m x 3.10m   16'6" x 10'2"
Terrace	15.25m x 1.20m   50'0" x 3'11"

3 BEDROOM

NUMBER 39

Kitchen/Dining/Living	8.45m x 3.90m   27'8" x 12'9"
Principal Bedroom	3.85m x 3.70m   12'7" x 12'1"
Bedroom 2	2.75m x 5.35m*   9'0" x 17'6"
Bedroom 3	2.85m x 5.00m   9'4" x 16'4"
Terrace 1	4.20m x 1.10m   13'9" x 3'7"
Terrace 2	2.90m x 2.45m   9'6" x 8'0"

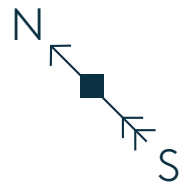
NUMBER 41

Kitchen/Dining/Living	5.70m x 6.10m*   18'8" x 20'0"
Principal Bedroom	4.20m x 3.50m*   13'9" x 11'5"
Bedroom 2	3.00m x 4.35m   9'10" x 14'3"
Bedroom 3	2.55m x 2.95m   8'4" x 9'8"
Terrace 1	5.90m x 1.20m   19'4" x 3'11"
Terrace 2	1.95m x 1.45m   6'4" x 4'9"

4 BEDROOM

NUMBER 38

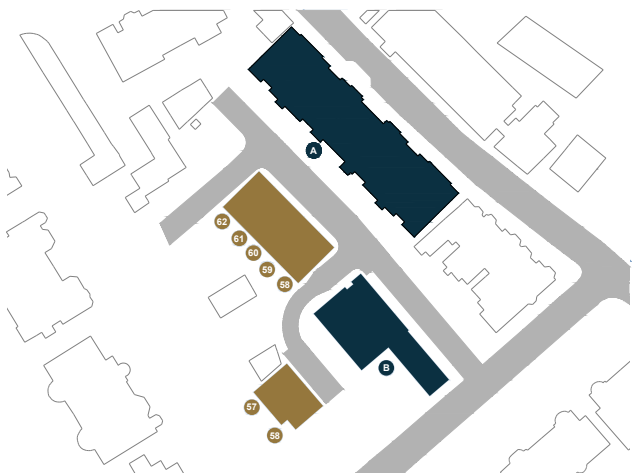
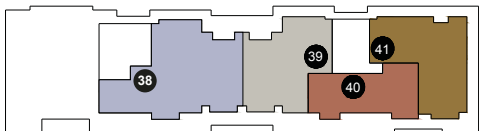
Kitchen/Dining/Living	5.60m x 7.95m   18'4" x 26'0"
Principal Bedroom	4.65m x 3.00m   15'3" x 9'10"
Bedroom 2	3.35m x 3.65m*   10'11" x 11'11"
Bedroom 3	3.30m x 3.65m*   10'9" x 11'11"
Study/Bedroom 4	2.30m x 3.90m*   7'6" x 12'9"
Terrace 1	11.80m x 1.00m   38'8" x 3'3"
Terrace 2	4.20m x 1.10m   13'9" x 3'7"
Terrace 3	2.90m x 2.45m   9'6" x 8'0"



BRISTOL

- 4 Bedroom Apartment
- 3 Bedroom Apartment
- 3 Bedroom Apartment
- 2 Bedroom Apartment

NUMBER 40

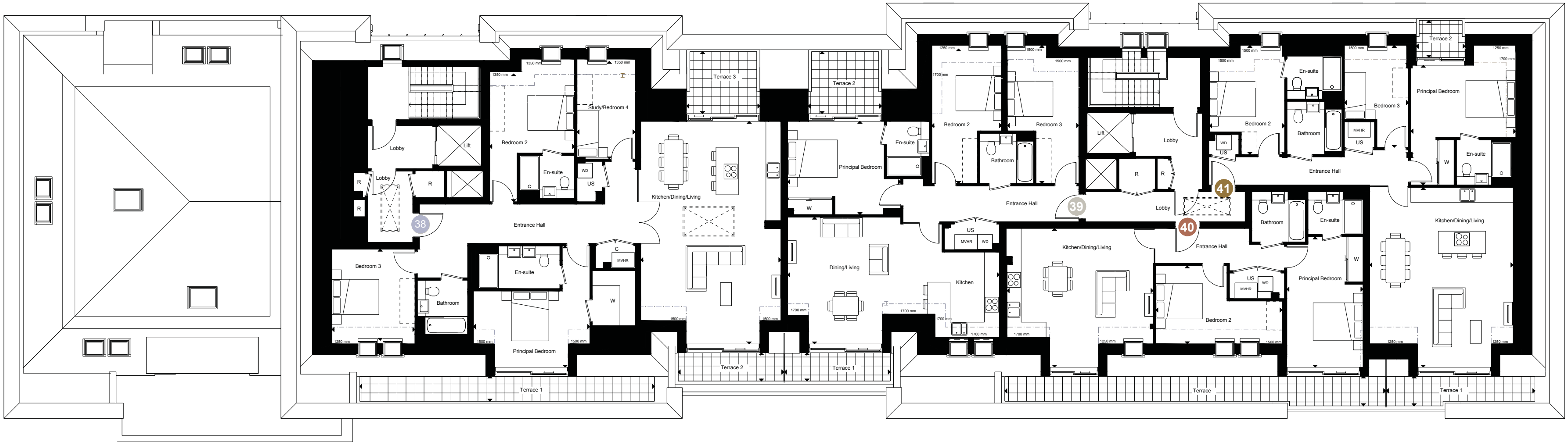


24

NUMBER 38

NUMBER 39

NUMBER 41



KEY

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- MVHR = MVHR | ☐ = Indicative wardrobe position | ☒ = Skylight | --- = Restricted head height (mm) | --- = Sloping ceiling at 2400mm | ± = Structural column

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# SPECIFICATION

## KITCHEN

- Matt finish shaker style handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with integrated extractor where situated on an island or peninsula)
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated wine cooler to 3 and 4 bed apartments only
- Integrated cooker hood (where applicable)
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in cupboard in hallway)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## EN-SUITES

- White sanitary ware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet and shelf with LED lighting to principal en-suite only
- Recessed shower shelf
- Large format wall and floor tiles

## HEATING AND WATER

- Combined ventilation and heating system to provide property with filtered fresh air, heating, hot water, and naturally reduced humidity levels
- Heated towel rails to bathroom and en-suites

## BATHROOM

- White sanitary ware with contemporary matt black brassware
- Bath with shower over and glass screen
- Feature mirror cabinet and shelf with LED lighting (where layout allows)
- Recessed shower shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated matt black towel rail

## DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High-efficiency double-glazed aluminium-timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Black framed glazed door to kitchen/dining/living room\*
- Built-in mirrored wardrobe with sliding doors and LED lighting to principal bedroom
- Square-cut grooved skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

\*Not applicable to plot 42

## FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room. Amtico parquet (laid herringbone style) to 3 and 4 bed apartments
- Carpet to bedrooms
- Large format tiles to bathroom and en-suites

## ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom, en-suites and principal bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky connection
- Video entry system to every apartment accessed via communal corridor, linked to main entrance door
- External lighting to terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Porcelain tiles to upper floor terraces
- Paving to ground floor terraces

## COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

## PARKING

- Allocated parking to selected plots. Please enquire for further information.
- Electric car charging points

## CONSTRUCTION

- Steel reinforced concrete frame with outer brick and stonework, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff facing bricks with stonework and metal cladding to selected areas and a green roof
- Aluminium rainwater goods
- PV panels to serve communal areas

## GENERAL

- 10-year NHBC warranty
- 990 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



Computer Generated Image of The Legacy Apartments

The apartment building/s and non-adopted areas at The Legacy Apartments will be maintained by a management company of which every home owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserves the right to make these changes as required.



# ABOUT THE HILL GROUP

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.



\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @HillGroupUK



Computer Generated Image of The Legacy Apartments

## CONTACT US

College Road,  
Clifton, Bristol  
BS8 3HX

TheCliftonCollection@hill.co.uk  
hill.co.uk/thecliftoncollection  
01174 546669



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