



A luxurious two bedroom apartment with huge private terrace.

**Number One Bristol, Lewins Mead, Bristol, BS1**

£370,000 Leasehold (994 years remaining)





Spacious open-plan living room • Modern kitchen with integrated Neff appliances • Two large bedrooms • En-suite shower room and family bathroom • Large roof terrace • Access to communal rooftop garden and gym • Secure indoor and outdoor bike storage • Lift access • Concierge

#### About this property

Apartment 208 is one of the largest two bed apartments in the development and sits on the 2nd floor in the east wing. The flat is accessed via a large atrium, concierge service and lift access. The wide and spacious entrance hallway offers LPV oak effect flooring, alarm system, intercom and spot lighting. The living room is immediately on the right and is large, light and spacious with spot lighting and providing ample space for living, working, dining and entertaining. There are large, floor-to-ceiling, triple glazed windows spanning the entire frontage of the property allowing in an abundance of natural light as well as a large sliding glass door leading out to the roof terrace. The terrace is south east facing and of an excellent size with patio, lighting, glass balustrades and ample space for dining, relaxing and entertaining as well as growing plants and vegetables. The modern kitchen is at the far end of the living room and offers silestone worktops with integrated sink unit and integrated Neff appliances including oven and grill, microwave oven, fridge freezer, dishwasher, four ring induction hob and extractor fan. Located off the hall directly in front of the entrance is the second bedroom which is of an excellent size, carpeted, with spot lighting, large integrated wardrobe and floor to ceiling glass door and access to the roof terrace. The family bathroom is across the hall

and is of a good size with bath with shower over, sink, large mirror, towel radiator, WC, wall cabinet, spot lighting and floor to ceiling tiling. The hall leads around to the left and is wide and spacious throughout. There is a large storage cupboard with shelving at the end housing the washer dryer, Vent Axia ventilation system, fuse board, router and boiler. The main bedroom is at the end of the hall and is also of an excellent size, carpeted, with large integrated wardrobe, spot lighting and a large floor to ceiling window. The main bedroom is serviced by a modern en suite shower room with spot lighting, WC, sink, towel radiator, wall cabinet, large mirror and floor to ceiling tiling. The apartments benefit from a rubbish chute where residents throw away their non-recyclable waste for collection. The building is also wired for hyper optic ultra-fast broadband, secure video entry, estate wide CCTV and secure indoor and outdoor bicycle parking.

#### Local Authority

Bristol City Council, Bristol

#### Energy Performance

EPC Rating = B

#### Viewing

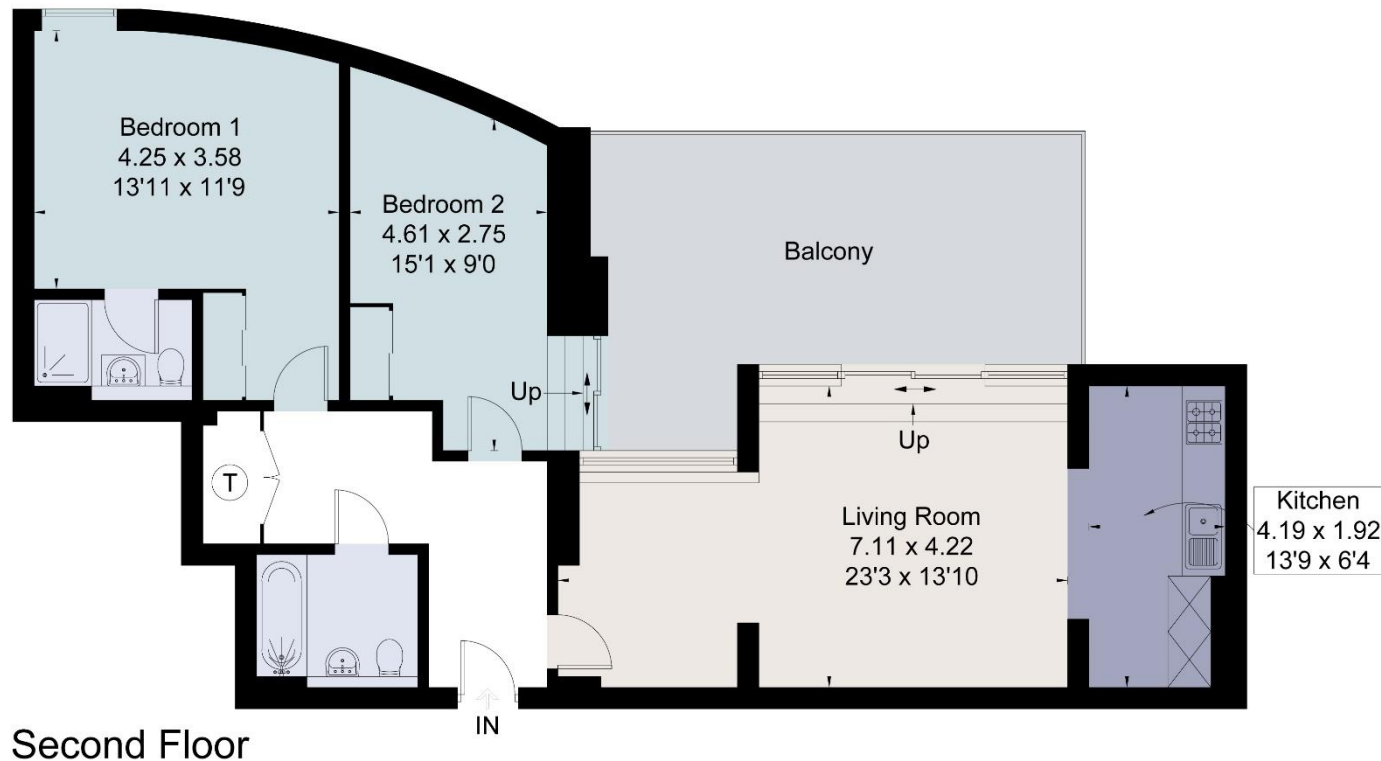
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton. Tele: 0117 933 5800.







Approximate Area = 88.9 sq m / 957 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 265739

Number One Bristol is a distinctive development rising high above Bristol city centre, developed by the PG Group, winner of four civic awards for improving Bristol's environment. A former imposing city skyscraper, this building has been developed into luxurious new apartments. The development is a 'green' building with all apartments benefitting from energy efficient features such as triple glazing, mechanical ventilation heat recovery system and solar panels. In the East Wing there is a private 6,100 sq foot rooftop garden on the eighth floor which offers a tranquil space for all residents to relax. Within the garden there are numerous raised planters with fruit trees and herbs, a water feature and BBQ area in addition to a decked area. There is also a Club Lounge and an excellent residents gym on the first floor.

At the time of writing this development has cladding but does not currently have an EWS1 Fire Risk Assessment certificate in place. The cladding has not been assessed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201014KYNL

