



Spectacular south westerly facing waterfront views.

New Retort House, Lime Kiln Road, Bristol, BS1

Leasehold (996 years remaining)



Reception hall and passenger lift • Open plan living/kitchen/dining room • Master bedroom suite • Two further bedrooms and a shower room • Extensive balcony and terrace • Secured gated under croft car parking

About this property

A beautifully appointed top floor apartment enjoying panoramic views of Clifton's historic townhouses, the waterfront and the SS Great Britain. Constructed by Galliard Homes and modified extensively by SJP Interiors, this beautifully appointed apartment provides a bright and spacious interior with big picture windows and doors, hard wood and carpeted floors and low energy down lighting. There are pocket doors providing more space for the circulation areas and bedrooms, as well as wonderful outside space to enjoy the panorama and orientation.

Approached via a large and welcoming communal reception hall, there is an entry phone system and passenger lift to all floors and apartments as well as an ancillary staircase. The apartment includes a reception hall and a large and open plan kitchen/living/dining room with designated functions. Sliding doors provide access on to a generous terrace which spans across all rooms and offers a comfortable seating area, alfresco dining in addition to the spectacular views. The kitchen is well appointed with a range of integrated appliances including a Dietrich oven and grill, induction hob and an overhead and discreet extraction unit. There are Corian work surfaces, a breakfast bar and a one and a half bowl sink, high gloss wall and base units and fridge/freezer and dishwasher with

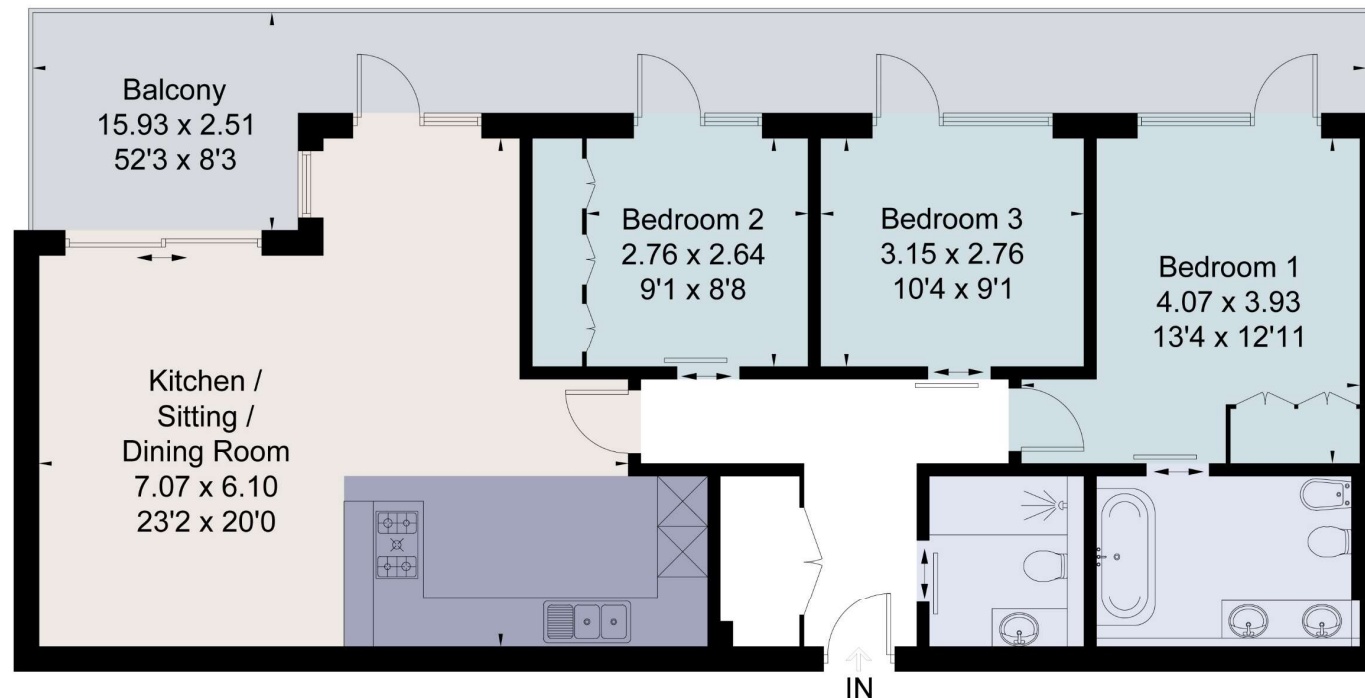
complimenting door. The dining area is large enough to accommodate an 8 seater table with a window and door on to the terrace. There are three bedrooms, the master bedroom has room for freestanding wardrobes with excellent solar gain with doors and window on to the terrace. This is complemented by a comprehensive en suite bathroom with vanity unit with twin sinks, pedestal basin and bidet with sanitary ware by Duravit. There are extensively tiled walls and floors and even a recessed for a television. The bath is free form with a shower attachment. The two remaining bedrooms also have access to the terrace, one has fitted wardrobes and these are served by the shower room with double width shower with drench shower head, vanity unit with circular sink and WC. Off the hall is a deep storage cupboard with the prerequisite plumbing for a washing machine and tumble dryer and this is also a hub for the heating and hard wiring.

There is secured gated entry and beautifully maintained and landscaped gardens with seating and a subtle planting programme in addition to an open aspect over the immediate docks and waterfront. There is car parking and an allocated space with an electrical vehicle charging station, a secure bike stores and motorcycle car parking.





Approximate Area = 93.2 sq m / 1003 sq ft
For identification only. Not to scale.
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Fifth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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