



A luxurious city centre home with exceptional westerly views.

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

£435,000 Leasehold (992 years remaining)





Contemporary open-plan kitchen living room with integrated Neff appliances • Principal bedroom with en suite bathroom • Second bedroom and shower room • A large balcony with stunning westerly views • Access to a communal rooftop garden • Gym • Off street parking for 1 car and secure bike storage • Lift access and concierge

#### About this property

Number One Bristol is a distinctive development rising high above Bristol city centre. A former imposing city skyscraper, this building has been developed into luxurious new apartments. In the East Wing there is a private rooftop garden on the ninth 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 an excellent residents gym on the first floor.

Apartment 1003 sits on the 10th floor and is accessed via a concierge service and lift access. The spacious entrance hallway offers oak flooring, alarm system, intercom, spot lighting and plenty of space for coats and boots. There are two large storage cupboards on the left and right of the entrance hall housing the boiler, Vent Axia ventilation system, fuseboard, router and utilities.

Off the hall to the left is a large open plan kitchen living room with oak flooring, spot lighting and quadruple glazed floor to ceiling windows ensuring minimal external noise enters the apartment. The kitchen is very modern with integrated Neff appliances including an oven/grill, induction hob, microwave oven, dishwasher and fridge freezer.

There are also silestone worktops with integrated sink unit and ample cupboard and drawer space. There is plenty of space for entertaining and dining 10 plus people. A sliding glass door leads out onto the balcony which spans the entire length of the apartment and offers outstanding westerly views towards the Mendip Hills, with Bristol Cathedral and Brandon Tower in the foreground.

Off the entrance hall to the right is a good sized, carpeted second bedroom with large integrated wardrobes, spot lighting and a sliding glass door leading out onto the balcony. This bedroom is serviced by a family shower room with floor-to-ceiling tiling, WC, towel radiator, sink unit, large mirror and spot lighting. At the end of the hall is the master bedroom, which is of an excellent size and carpeted with large integrated wardrobes and a sliding glass door leading out onto the balcony. The room benefits from a modern en suite bathroom with floor-to-ceiling tiling, bath with shower over, sink unit, WC, large mirror, towel radiator and spot lighting.

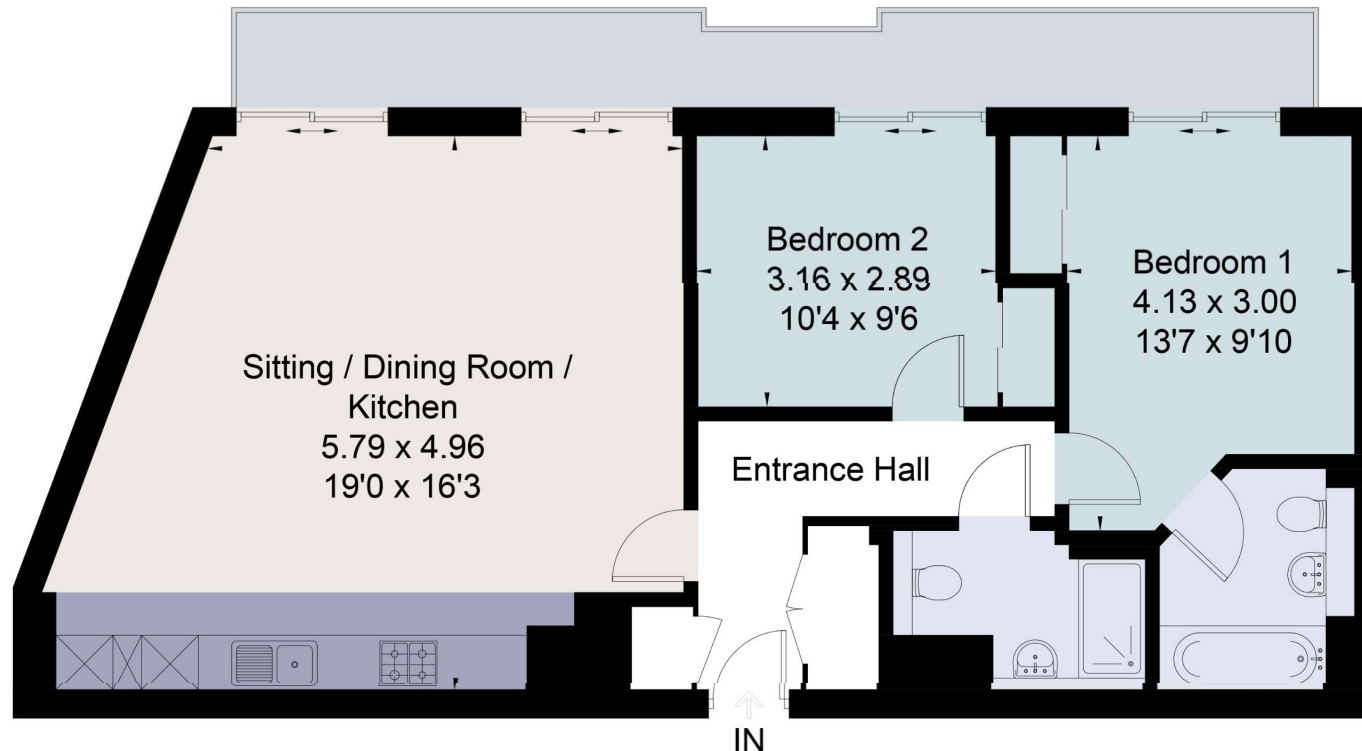
The apartment comes with one secure allocated off-street parking bay as well as secure bicycle storage.







Approximate Area = 77.3 sq m / 832 sq ft  
For identification only. Not to scale.  
© Fourwalls



## Tenth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 291603

### Local Information

Bristol is regularly voted as one of the best places to live in The Times polls and it is easy to see why. A vibrant city with culture and heritage in abundance, Number One Bristol sits at the heart of all this wonderful city has to offer. The BS1 location gives the development the best of both worlds, heritage and unique pockets of Bristol to meander through, modern shopping centres and restaurants close by, whilst also being just ¼ mile from the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

### Tenure

Leasehold(992 years remaining)

### Local Authority

Bristol City Council, Bristol

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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. 20220307KYNL

