


# Hamptons

INTERNATIONAL



## Guinea Street, Bristol, BS1

3  2  1 

GUIDE PRICE

**£800,000**

**(£795,000)**

## Property details

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### Key features

- **Penthouse duplex apartment**
- **Open plan kitchen / dining room**
- **3 double bedrooms**
- **2 bathrooms**
- **Separate reception**
- **2 allocated parking spaces**
- **Lift access**
- **Concierge**
- **Communal gardens**
- **Central Bristol location by the Harb**

### Attributes

- **Apartment**

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## Description

A stunning 3 bedroom penthouse duplex apartment within this historic landmark building, boasting an impressive views of the harbourside, concierge and 2 allocated underground parking spaces. This incredible Penthouse apartment boasts 1,892 sq ft of spacious and contemporary accommodation, arranged over the top two floors, and offer incredible views of the harbourside. You are initially greeted by this unique and ornate staircase situated in the huge open hallway on the first level which leads to spacious reception room with its wood floors, period windows and feature fireplace, plus a large open plan dining room / kitchen, that is modern and beautifully appointed, with a sleek expanse of work-surfaces, island, plenty of storage cupboards and a range of integrated Neff appliances. Furthermore on this floor there is a guest cloakroom, utility cupboards and under stairs storage. The stairs ascend up to the landing with a lantern skylight that floods the area with natural light. From here you can access the principal bedroom with en-suite bathroom designed in a contemporary style and featuring a walk-in double shower and freestanding bath. There are two further double bedrooms and a family bathroom. Outside The General is approached via a well-maintained and glamorous entrance courtyard, complete with a working carved stone fountain. All of the residents enjoy the benefit of a Concierge service with a dedicated estate office. The property has two allocated underground parking spaces, and lift access from the communal entrance to the second floor. Situation The General is a stunning Grade II Listed apartment building situated on the edge of Bathurst Basin and the New Cut, on the edge of Bristol's historic floating harbour, forming part of the award-winning development of the former Bristol General Hospital. Within walking distance from the apartment are many excellent dining venues in the award-winning CARGO area, as well as such cultural venues as The Tobacco Factory, Bristol Old Vic and Bristol Beacon concert hall. Clifton Village 1.8 miles, Park Street 0.5 miles, Bristol Temple Meads 0.7 miles. Property Ref Number: HAM-62298 Additional Information Tenure: Leasehold, 175 years from 01/01/2015 Service Charges: £8,500pa Ground Rent: £350 per annum Local Authority Bristol City Council Council Tax Band F



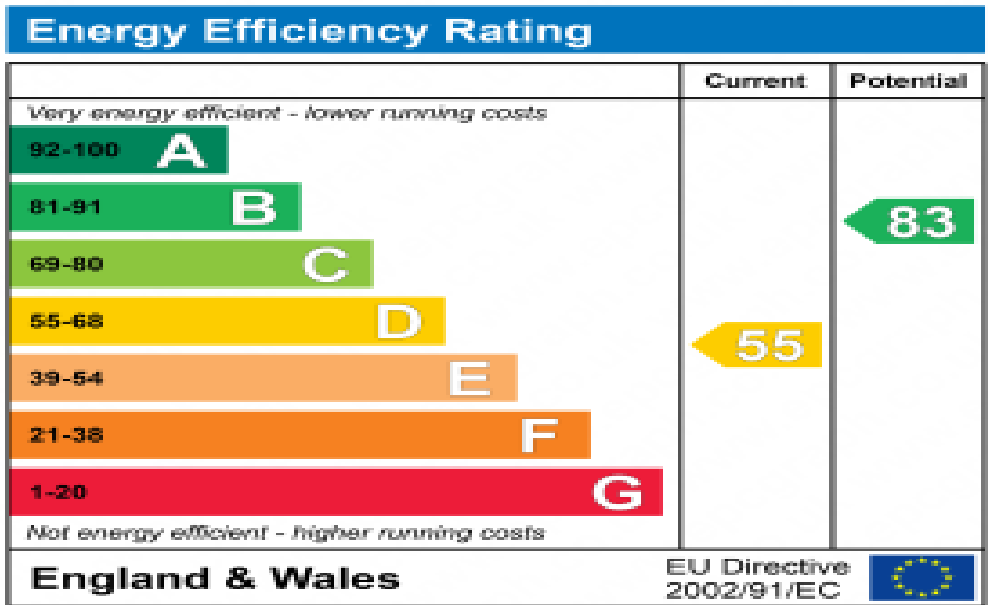
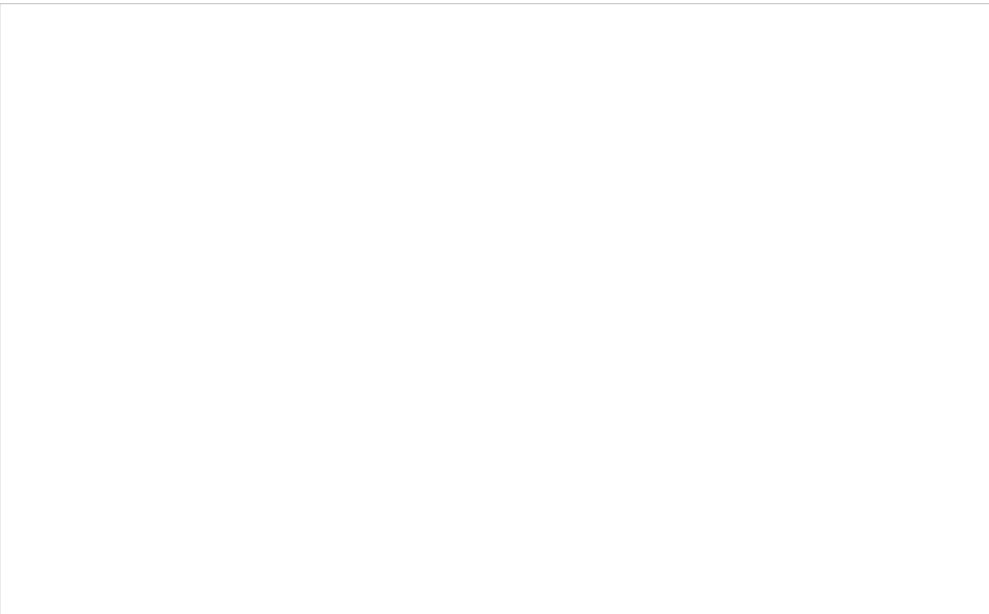












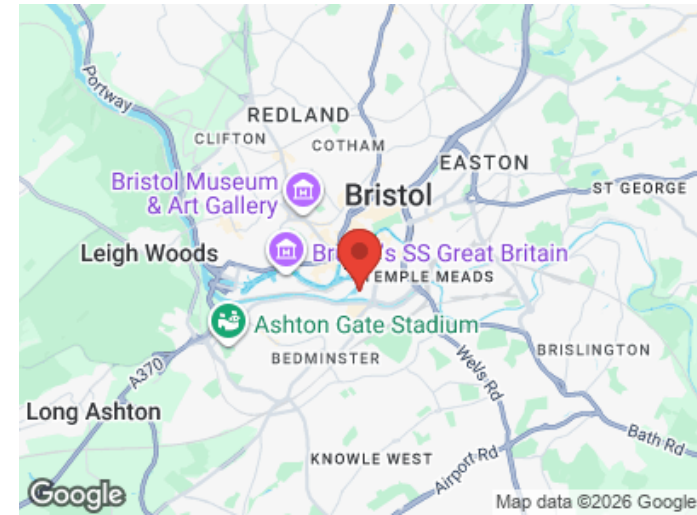
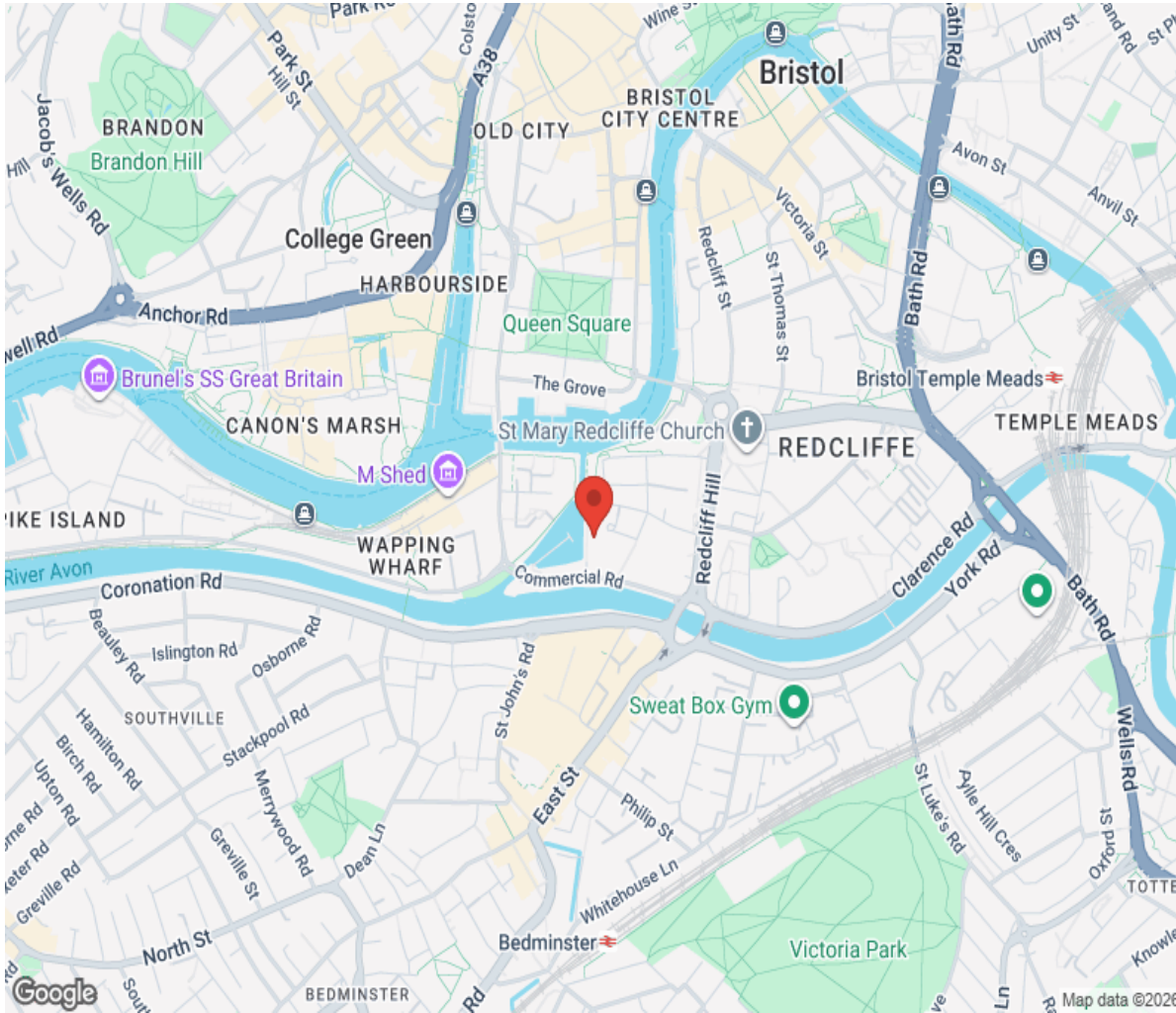
# Floor plan

Approximate Area = 1892 sq ft / 175.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with NCS Property Measurement 2nd Edition.

# Location



**Hamptons**

INTERNATIONAL

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