



Regent House, Lombard Street, BS3

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An attractive one bedroom flat located in a gated community within the iconic Factory No.1 building. The property is close to East Street and North Street, both with their eclectic mix of shops, cafes and bars, this would make a perfect first home.

ACCOMMODATION

Lounge/kitchen area

Double bedroom with fitted wardrobe

Luxury bathroom

Impressive communal areas

Peaceful resident's garden/outdoor space

northwood



DESCRIPTION



Situated in one of the most iconic buildings within BS3 is this superb one bedroom apartment. The building itself was once part of the Wills family dynasty, a name synonymous with the local area and beyond.

The building has been converted in recent years and includes a selection of high quality homes within a gated community and set around the attractive communal courtyard gardens.

The development is accessed via the external gate, this leads you though to the communal gardens, a lovely place to sit and enjoy the sunshine and relax. A further door at the entrance to the block opens to the communal hallway whereby a flight of stairs and a lift lead to the relevant flats within the block.

Head along the attractive communal hallway and you will end up at the door to the flat, this opens into the internal hallway with doors to the relevant rooms.

The lounge/kitchen area is a spacious open plan room, perfect for day to day living and socialising with friends and family. The kitchen area is fitted with a range of modern wall and floor units as well as an integrated oven, hob, fridge/freezer and dishwasher. An island unit with a sink divides the kitchen area from the lounge.

Head back into the hallway and you will find the bedroom, this is a comfortable double bedroom and also include a large, fitted wardrobe.

Opposite the bedroom is the bathroom. The luxuriously appointed bathroom incorporates a three piece suite which includes a bath with a shower over, WC and wash hand basin, all of which are further complimented by high quality furnishings and tiled splashbacks and flooring.

Withing the hallway there are two cupboards, one of which has plumbing for a washing machine whilst the other houses the central heating boiler.



SITUATION

Located within walking distance of the popular a vibrant North Street and its array of cafés and bars, this property will no doubt appeal to first time buyers and property investors alike.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

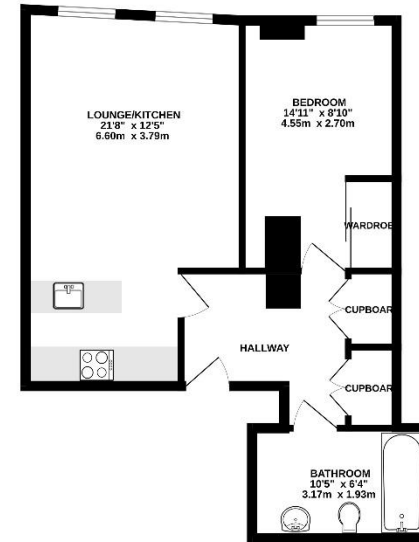
The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station and Bristol Temple Meads. For those looking to travel further afield, Bristol International Airport is approximately 7 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold. Annual service charge £2,164.00. Balance of 175 years remaining on the lease. Services - Mains water, mains gas, mains electricity. Postcode – BS3 1FT. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and its responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and its operation as to their operability or efficiency can be given.

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