



### 3 VICTORIA COURT

8 Victoria Street, Bristol, BS1 6BN

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An exceptional circa 1230 sq. ft loft-style city centre two bedroom apartment; beautifully presented with an exceptional open plan living space, custom-built kitchen

\* EXCEPTIONAL LOFT-STYLE CITY CENTRE APARTMENT \* RARE OPPORTUNITY IN A SOUGHT-AFTER GRADE II LISTED PERIOD BUILDING \* CIRCA 1230 SQ. FT OF LIVING SPACE \* SUPERB OPEN PLAN LIVING ROOM \* BESPOKE KITCHEN \* FANTASTIC STORAGE SOLUTIONS THROUGHOUT \* TWO DOUBLE BEDROOMS \* FAMILY BATH AND SHOWER ROOM \* COMMUNAL BASEMENT STORAGE \* EPC: C

### Situation

Victoria Street lies in the heart of Bristol's city centre, with quick and easy access to all that the city has to offer.

With Temple Gardens just up the road, and Queen Square and Castle park just across the floating harbour via Bristol Bridge.

Nearby are the historic Law Courts and Inns of Court, along with the newly developed business quarter, with easy access to Bristol Temple Meads train station and just half a mile from Cabot Circus.

The food, drink and music scene is well known in Bristol, along with a host of independent shops, bars, cafes and restaurants all nearby as well as popular music venues, The Bristol Old Vic Theatre, Watershed cinema and Bristol Beacon also all within half a mile or so walk away.

### For Sale Share of Freehold

Victoria Court is a striking Grade II Listed period building, built in the "Venetian Gothic" style in circa 1875.

Arranged across the first floor, Flat 3 occupies a significant circa 1230 sq. ft lateral floor space, with an exceptional open plan living room and two double bedrooms; creating a stunning loft-style city centre apartment full of one-off and bespoke touches throughout.

On entering the flat there is an immediate sense of space and style. The current owners have carefully refurbished the property during the time of their ownership; with a master carpenter fitting original and sensible storage solutions throughout.





In the entrance hall, there is an abundance of extra fitted storage, along with a versatile "home office" solution, with a hidden built-in desk cupboard revealing plenty of space for a desk.

The engineered oak floor flows from the hall though into the fabulous reception space, with plenty of room for a family dining table and chairs, casual seating and reception space; complete with a bespoke TV cupboard and further built-in storage. Twin casement windows provide natural light, with fitted New England style shutters and a working bio-ethanol cast-iron stove.

The room wraps around to a stylish bespoke kitchen, again custom built to the owner's exacting requirements and cut-in to make the most of the space and highlight the retained period features. It is an immensely sociable space, opening up as it does to the living room; perfect for entertaining parties both large and small; with an integrated drinks fridge and space for an American style fridge / freezer and part-exposed feature brick wall.

Off the kitchen is a very useful store and utility room, with space and plumbing for a washing machine, drying room and additional storage.

To the rear of the property is an immensely generous master bedroom; with a quiet rear outlook and lots of room for a double bed and free-standing storage. A lovely feature of this room is the retained Edwardian lift door, which pulls back to reveal a built-in wardrobe.

The second bedroom is to the front of the property with plenty of space for a double bed and free-standing wardrobes.

The family bathroom is beautifully appointed; with a three piece white suite and a separate enclosed shower cubicle.

#### Outside

Residents of Victoria Court benefit from a very spacious basement; with access to the utility meters, bin storage and ample room for each flat owner to store smaller items long term.

#### Services

All mains services connected. Gas fired central heating and hot water system. Telephone and Broadband by private arrangement.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000

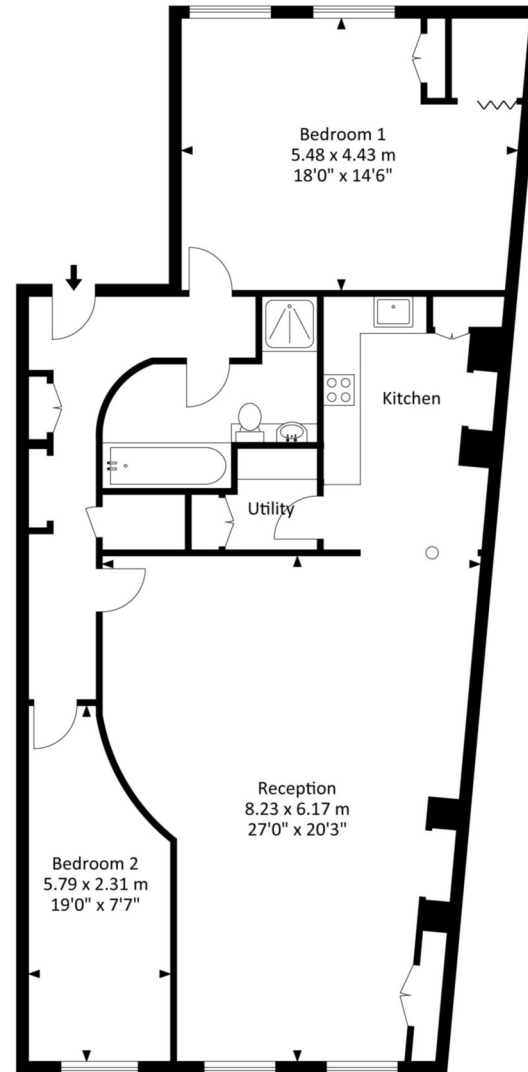
Council Tax: Band D

Directions: BS1 6BN



# Victoria Court, Victoria Street, Bristol, BS1 6BN

Approx. Gross Internal Area  
1228.90 Sq.Ft - | 14.20 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Rupert Oliver  
rupert@rupertoliver.co.uk  
0117 452 3555  
07780 905 200

14 Waterloo Street,  
Clifton, Bristol,  
BS8 4BT

rupertoliver.co.uk



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0117 452 3555  
home@rupertoliver.co.uk  
14 Waterloo Street, Clifton, Bristol BS8 4BT  
rupertoliver.co.uk



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