



34 THE GENERAL

Guinea Street, Bristol, Avon, BS1 6SD

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A spectacular two-bedroom duplex apartment with two private south-facing terraces and an under-croft parking space. and two off -street parking spaces.

* STUNNING CIRCA 1,100 SQ. FT APARTMENT OVER TWO FLOORS * SOUTH-FACING REAR COURTYARD AND FIRST-FLOOR BALCONY FROM PRINCIPAL BEDROOM * OFFERED WITH NO CHAIN * AWARD-WINNING CONVERSION * ON THE DOORSTEP OF TWO MICHELIN ONE-STARRED RESTAURANTS * CONCIERGE SERVICE * PACKED WITH PERIOD CHARACTER * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * SECOND BEDROOM WITH A SEPARATE BATHROOM * ALLOCATED UNDERGROUND PARKING SPACE * EPC: C

Situation

The General is a stunning Grade II Listed apartment building situated on the edge of Bathurst Basin and the Avon Cut, on the edge of Bristol's historic floating harbour: forming part of City & Country's award-winning development of the former Bristol General Hospital.

Within The General's development are situated two Michelin Star restaurants – Casa and Paco Tapas – whilst within a mile or so are many of Bristol's best restaurants and casual dining venues including the award-winning Cargo and Cargo2 just 0.4 miles away.

Culturally, the property is equidistant between venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall whilst extensive shopping is available at Cabot Circus just over 1 mile away; with a Harvey Nichols, Marks and Spencer's and Vue Cinema.

Clifton village is a little under 2 miles to the west, whilst the Ashton Court Estate (2.5 miles) provides 850 acres of public open parkland.

For Sale Leasehold

34 The General is a wonderful two-bedroom duplex apartment spanning circa 1,100 square feet across the ground and first floor of this landmark development.

The apartment enjoys a southerly orientation as well as private use of both a courtyard on the ground floor and a private patio on the first floor. All in all, this apartment is the perfect space in which to relax, work or entertain; or to have peace of mind as a Bristol "lock up and leave".





Stepping inside, a generous entrance hallway provides access directly into the kitchen/living space, as well as onto a second bedroom, a shower room and useful utility/storage cupboards. Ascending the carpeted staircase to the first floor is a principal bedroom, complete with an en-suite on the first floor which is accessed via a carpeted staircase.

The kitchen is modern and beautifully appointed; with a sleek expanse of work surfaces and plenty of floor and wall-mounted storage cupboards with under-counter lights. There are a range of Neff integrated appliances including a double oven, grill and ceramic hob as well as an integrated full-height fridge/freezer and dishwasher.

Adjacent to the kitchen is an open-plan dining/reception room which is packed with period character and features large windows and a pair of impressive glazed doors that provide access to a sizeable south-facing flagstone courtyard which is the perfect space for those who enjoy entertaining or al' fresco dining.

In addition, the ground floor also features a double bedroom and a shower room with oversized walk-in shower cubical, heated towel rail, WC and sink.

The principal suite is situated on the first floor and comprises a sizeable bedroom, a fully tiled bathroom, complete with heated towel rail, sink, bath with overhead shower and WC and direct access out onto a large south-facing decked terrace

Outside

34 The General enjoys private ownership of south-facing terraces on each of the two levels from both the living space and principal bedroom.

The apartment enjoys use of an allocated underground parking space. All residents enjoy the benefit of a Concierge service and dedicated estate office.

Services

Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

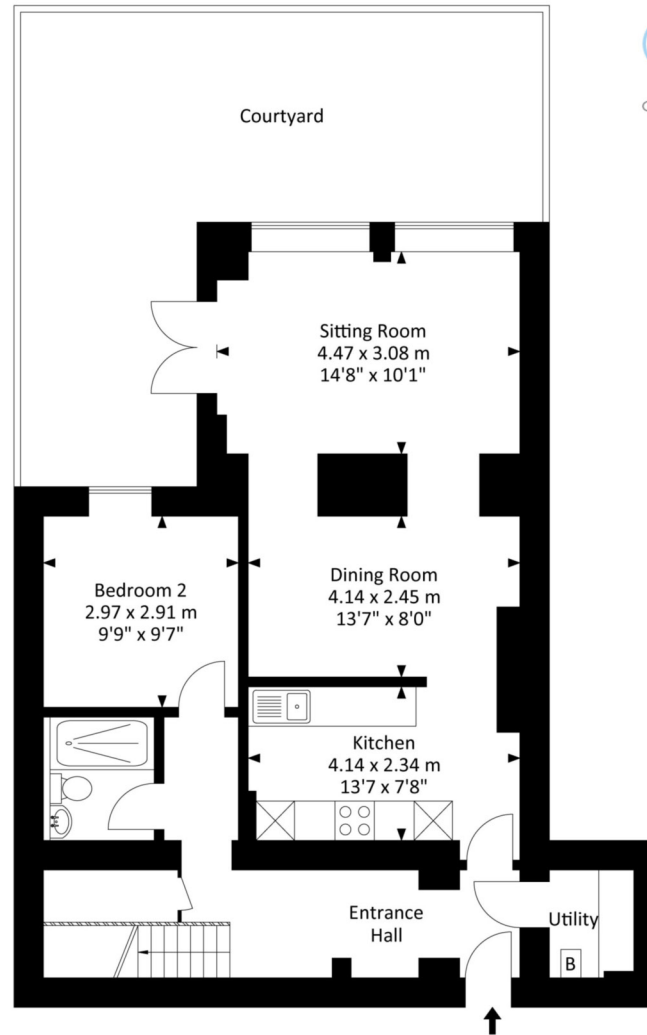
Local Authority

Bristol City Council: Telephone 0117 922 2000
Council Tax Band: C

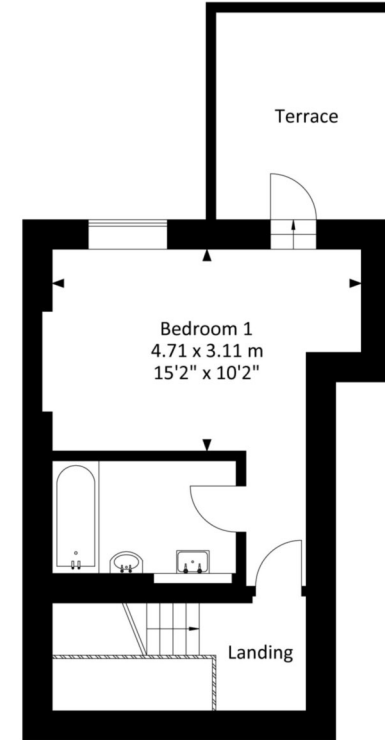
Directions: Postcode BS1 6SD



Approx. Gross Internal Area
1114.06 Sq.Ft - 103.50 Sq.M



Lower Ground Floor



Upper Floor

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.



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clear and effective property sales



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