



## 19 FLOUR HOUSE

French Yard, Bristol, BS1 6UE



# 19 Flour House

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A fantastic modern two-bedroom apartment, situated on the first floor of a sought-after development and offered with an allocated under-croft parking space.

\* A WELL-PROPORTIONED TWO-BEDROOM APARTMENT \* CIRCA 900 SQ. FT \* SITUATED ON THE FIRST FLOOR WITH LIFT ACCESS \* TWO DOUBLE BEDROOMS & TWO BATHROOMS \* PRIVATE OFF STREET UNDERGROUND CAR PARKING BAY \* SELECTION OF FOUR JULIET BALCONIES \* BRIGHT AND AIRY WITH FLOOR-TO-CEILING WINDOWS AND SOUTH SOUTHERN ASPECT \* CONVENIENT LOCATION WITH AN ARRAY OF AMENITIES AND RESTAURANTS A SHORT WALK AWAY \* CONCIERGE SERVICE

## Situation

The Flour House is a sought-after modern development which is 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 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 just 0.4 miles away.

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall, and also Bristol Temple Meads station. Extensive shopping is available just over 1 mile away; with a Harvey Nichols. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 miles of open parkland.

## For Sale Leasehold

Flour House was completed in 2019 and forms part of City and Country's impressive redevelopment of The General Hospital, located moments away from the Bathurst Basin and the hustle and bustle of Wapping Wharf.

Situated on the first floor (with lift access), apartment 19 enjoys a southerly orientation and is wonderfully bright, receiving much of the day's sun which pours in through a selection of floor-to-ceiling glazed windows and doors.





The apartment is well proportioned and features an open plan kitchen and living space, a large principal bedroom with en-suite, a generous second double bedroom and a separate family bathroom.

Stepping through the front door, immediately to the right is a fully tiled bathroom suite, complete with bath and overhead shower, a wall-to-wall vanity mirror, floating WC, sink and heated towel rail.

Adjacent is a very generous principal bedroom suite with exclusive use of a fully tiled en-suite shower room. Complete with a oversized walk-in shower cubicle, sink, WC, wall-to-wall vanity mirror and a heated towel rail.

This space also benefits from floor-to-ceiling integrated wardrobes and two glazed French doors which open up to a Juliet balcony.

Continuing down the hallway is a second double bedroom which enjoys the same large floor-to-ceiling glazed door which opens out to a Juliet balcony and more integrated storage cupboards.

At the rear of the apartment is the living room and kitchen, this is a generous space which features oak flooring, ample room for sofas, armchairs a dining table and a well-appointed kitchen.

The kitchen has ample white worktop space, a selection of wall-mounted cupboards and drawers as well as featuring a selection of 'Neff' appliances which induction hob, extractor fan, oven, dishwasher and a 70/30 fridge freezer. There is also a useful utility cupboard which houses a washing machine and offers more valuable storage space.

#### Services

Central hot water and heating system. Telephone and superfast Broadband are available by private supplier.

#### Local Authority

Bristol City Council: Tel 0117 922 2900.

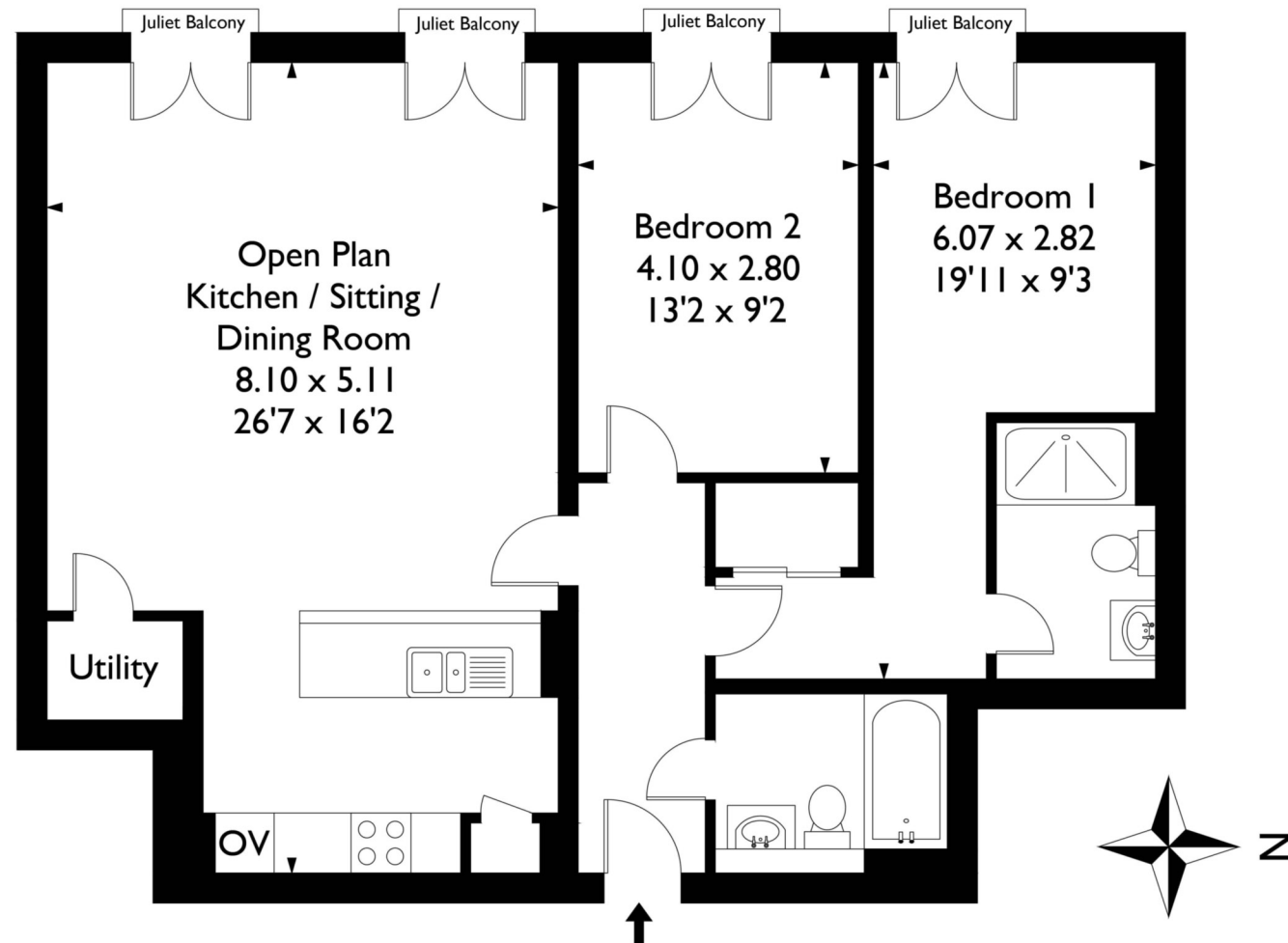
Council Tax Band: D

Directions: BS1 6UE



# Flour House, French Yard, Bristol, BS1 6UE

Approximate Gross Internal Area = 83.63 sq m / 900.0 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.