



## 2 THE GENERAL

Guinea Street, Bristol, Avon, BS1 6SD

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A truly exceptional two-bedroom ground-floor apartment; complete with high ceilings and contemporary finishes throughout and undercroft parking.

\* STUNNING TWO-DOUBLE-BEDROOM MODERN APARTMENT \*  
SEPARATE KITCHEN AND LIVING \* LIGHT AND BRIGHT WITH A HIGH-QUALITY FINISH \* GENEROUS PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM \* SECOND DOUBLE BEDROOM AND SEPARATE SHOWER ROOM \* CONCIERGE SERVICE \* ALLOCATED UNDERGROUND PARKING SPACE \* NO ONWARD CHAIN \* 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.

The General enjoys a strong and active community with regular social opportunities.

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. 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 Leashold

2 The General is an exquisite lateral two-bedroom apartment, situated on the ground- floor of this historic landmark building, covering circa 1000 sq. ft., the apartment is a perfect space in which to relax, work or entertain; or to have peace of mind as a Bristol "lock up and leave".





The apartment has a calming contemporary feel with lime-washed oak floors in the entrance hall, reception room and kitchen and a high-quality grey carpet in the bedrooms.

Adjacent to the entrance hall is the stunning reception room, with double-height ceilings naturally lit by a selection of sash with bespoke New England-style shutters. This is a wonderfully comfortable place to relax and unwind and also features a useful 'nook' which comfortably fits a desk, as well as a storage cupboard. Adjacent to the reception room and situated at the end of the hall is a well-equipped kitchen.

The kitchen itself 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 is a range of Neff integrated appliances including an oven, grill and ceramic hob as well as an integrated full-height fridge/freezer. Like the reception room, the kitchen has a large sash window with shutters and lovely views across The General courtyard and an impressive stone water fountain.

The principal bedroom is wonderfully proportioned and is served by a well-appointed fully-tiled bathroom, complete with an oversized walk-in shower cubical, wash basin, WC, vanity mirror and a heated towel ladder.

Adjacent to the principal bedroom is another large double bedroom which is situated next to a fully tiled bathroom, with bath and overhead shower, wall-mounted sink, WC, vanity mirror a heated towel ladder.

#### Outside

2 The General enjoys easy access to a communal courtyard as well as the waterside promenade of the Bathurst Basic and a wide selection of restaurants, cafes and shops of Wapping Wharf.

2 The General has an allocated underground parking space with lift access and access to a secure bike store.

#### Services

Centralised gas heating system, central heating. Mains water, electricity and drains.

Broadband and telephone subject to contract with supplier.

#### Local Authority

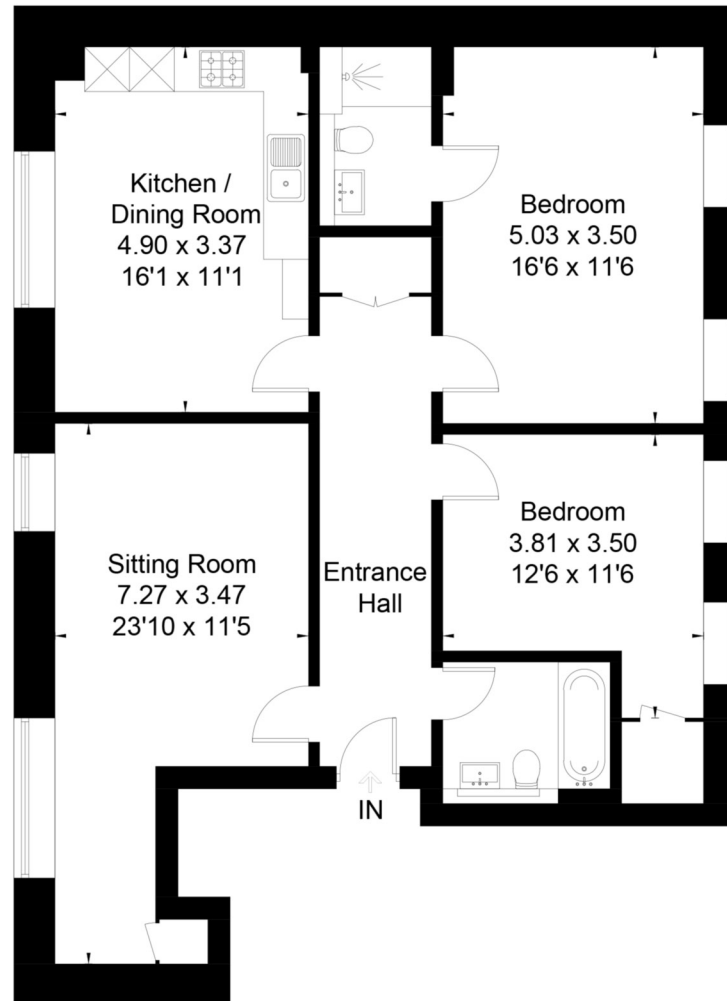
Bristol City Council 0117 922 2000

Council Tax Band: D

Directions: Postcode: BS1 6SD



Approximate Floor Area = 89.8 sq m / 966 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67788