



2 THE CHAPEL

Guinea Street, Bristol BS1 6QT



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A truly unique apartment located within the former Chapel of this prestigious and award-winning development. The property offers circa 1500 sq. ft. of accommodation, two

* UNIQUE TWO-BEDROOM APARTMENT IN CONVERTED CHAPEL * VERY PRIVATE AND QUIET SURROUNDINGS * LARGE UNDER CROFT CAR PARKING BAY * CONCIERGE SERVICE * EXTREMELY HIGH SPECIFICATION THROUGHOUT * AWARD WINNING CONVERSION * SITUATED SHORT WALK FROM CARGO AND TWO MICHELIN STARRED RESTAURANTS * UNDERFLOOR HEATING * SEPARATE UTILITY ROOM * VENTAXIA AIR FILTRATION SYSTEM

Situation

The Chapel is a stunning Grade II listed apartment building situated within The General, on the edge of Bathurst Basin and the Avon Cut, near Bristol's historic floating harbour. This development of the former Bristol General Hospital by City & Country has won numerous awards.

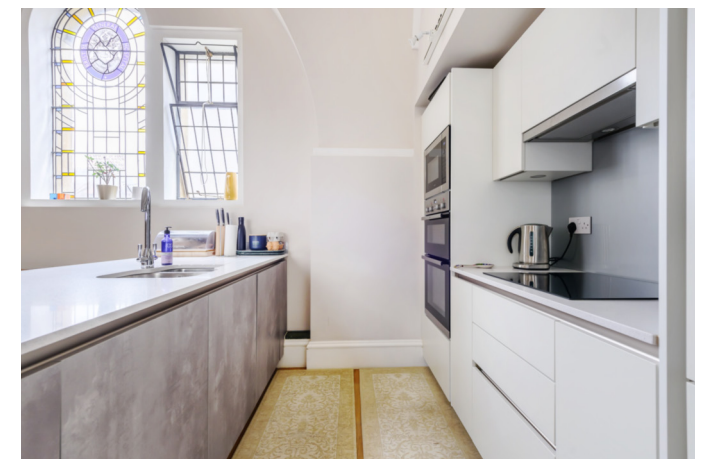
The General features two superb restaurants, Casa and Paco Tapas, while many of Bristol's best dining venues, including the award-winning Cargo and Cargo2, are within a mile. Culturally, the property is equidistant between venues such as The Tobacco Factory, Bristol Old Vic, and Colston Hall, with extensive shopping available at Cabot Circus just over a mile away, featuring Harvey Nichols, Quakers Friars, and De Luxe Showcase Cinema.

Clifton Village is a little under 2 miles to the west, and the Ashton Court Estate, offering 850 acres of public parkland, is 2.5 miles away.

For Sale Leasehold

2 The Chapel is a one-of-a-kind two-bedroom apartment situated on the top floor of a converted chapel built in 1915. Covering approximately 1,428 sq. ft, the apartment is quiet and private, boasting original period details tastefully paired with contemporary high-specification fixtures and fittings. It is the perfect space to relax, entertain in style, or use as a "lock up and leave", being just 0.8 miles from Bristol Temple Meads.

Since its completion in 2017, the current owner has made numerous improvements, including bespoke fitted storage and wardrobe options throughout, and the installation of a home office (complete with an integrated wine fridge) which has cleverly utilised the







natural contours of the apartment.

Upon entering, the sheer size of this two-bedroom apartment is immediately apparent. Light floods through and across the oak flooring, offering an impressive aspect through the apartment towards the incredible curved wall of the former altar, a prominent feature of the kitchen and living room beyond.

The first of two bedrooms is situated immediately on the left and features three original windows with brass latch detailing, as well as bespoke fitted wardrobes installed by the current owners. The room is spacious enough for a king-size bed and a large desk.

Across the hallway is a full-size utility room, complete with a kitchenette, sink, and under-counter clothes washing/drying machines, with ample room for a large freestanding fridge freezer.

Continuing down the hall to the right is a large bathroom, served by a stylish, fully tiled enclosed shower cubicle, a bath, wall-mounted dual sinks with storage, a wall-to-wall vanity mirror, WC, and a heated towel ladder. The bathroom also features a useful loft cubby, adding valuable storage.

Without a doubt, the master bedroom mezzanine and the kitchen living space are the real show-stoppers, located at the rear of the property.

The kitchen and living space feature stunning period details, including high ceilings and soft curved wall contours, which beautifully frame a selection of original arch-shaped and stained glass windows covering almost every wall in the room, adding to the light and space.

The kitchen is modern and beautifully appointed with Neff appliances, including a double oven and grill, ceramic hob, and integrated full-height fridge/freezer and dishwasher. For those who enjoy cooking, the kitchen offers an expanse of sleek worktop surfaces and an array of storage options, including a sizeable kitchen island/breakfast bar.

Perched above the kitchen and living room, accessed via a spiral staircase, is the principal bedroom. This room is cosy yet beautifully proportioned, with ample room for a king-sized bed, a walk-in dressing room, bespoke integrated cabinetry, two reading snugs, a fully tiled bathroom, and an oversized walk-in shower, vanity mirror, sink with storage, and heated towel ladder.

The current owners have installed a custom-designed home office/study space beneath the spiral staircase leading up to the principal bedroom. This home office has been thoughtfully curated to include plenty of storage in the form of bespoke cupboards, a desk,





and a wine fridge.

Outside

2 The Chapel is situated in the central courtyard of the development, offering easy access to the numerous bars, restaurants, and cafes of Bristol Floating Harbour and Wapping Wharf.

Additionally, residents enjoy the use of two separate communal courtyards.

A spacious underground secure car parking bay is sufficient for larger vehicles or regular vehicles and a space for a motorbike, is situated a few metres away.

Services

The building benefits from a central hot water and heating system allocated on demand per apartment. Telephone and broadband by agreement with supplier with Superfast Hyperoptic Broadband available within the building. Satellite and TV available by contract with a supplier.

Local Authority

Bristol City Council - 0117 9222000

Council Tax Band - E

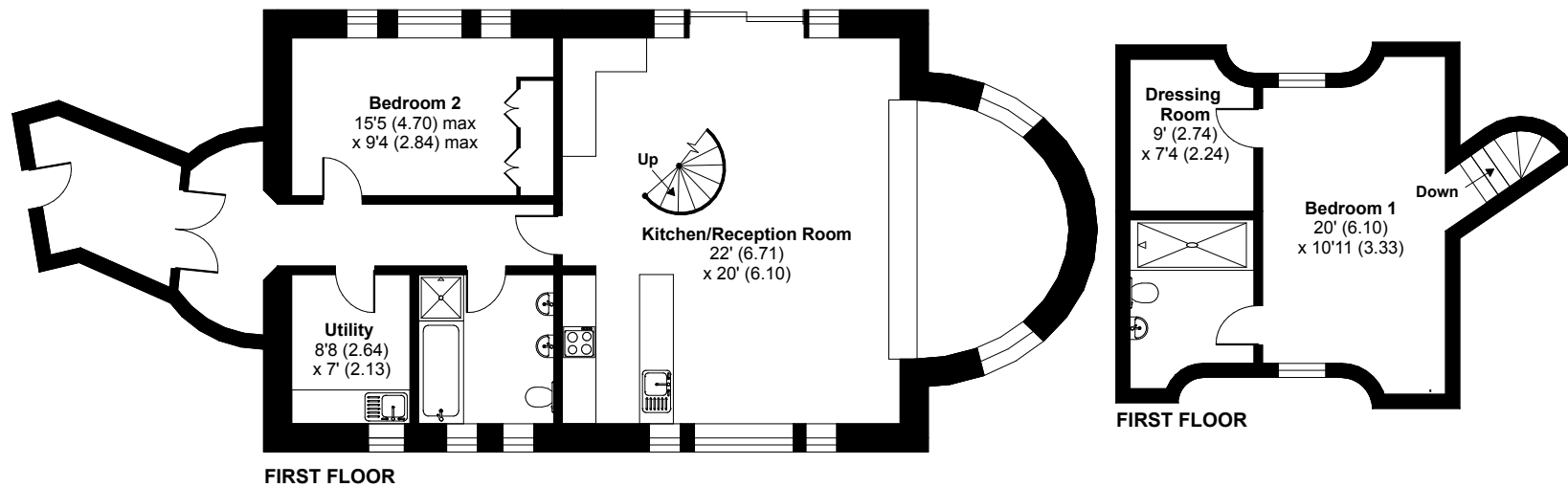
Directions: BS1 6QT



The Chapel, Guinea Street, Bristol, BS1

Approximate Area = 1428 sq ft / 132.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 859828