





# Charbon Stillhouse Lane Bristol BS3 4EB

for sale  
**£345,000**



## Property Description

Welcome to Charbon an exclusive development of just eight beautifully crafted one- and two-bedroom apartments, where luxury and character blend seamlessly.

Apartment 2 is a stylish two-bedroom ground-floor apartment that offers the added bonus of a private terrace seating area-perfect for socialising or enjoying al fresco dining. Inside, the apartment is thoughtfully laid out, featuring a spacious open-plan kitchen, living, and dining area with a luxury fitted kitchen and fully integrated appliances. A generous shower room, ample storage, and well-proportioned 2 bedrooms complete this beautifully designed home.

From the moment you step into the striking communal hallway, the quality of finish and attention to detail is evident throughout, setting the tone for refined, contemporary living.

Set in the heart of Bedminster, on Steelhouse Lane, Charbon takes its name from the French word for coal-an homage to the area's rich industrial heritage. This visionary scheme pays tribute to the miners who helped shape the local community, while embracing the energy and innovation of modern urban life.

Perfectly positioned just moments from Bedminster Parade, residents enjoy easy access to a thriving selection of shops, gyms, and independent cafes. For coffee enthusiasts, Mokoko Coffee & Bakery is just around the corner, or take a short stroll to the Arncliffe Café to enjoy waterfront views alongside artisan delights.

## Measurements

Kitchen /Living 27'10 X 11'5  
Bedroom One - 13'9 X 10'5  
Bedroom Two - 12'9 X 8'5  
Shower Room - 8'10 X 7'2  
Overall - 742 sq ft

## Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.



## Ground Floor.

## FLOORPLANS



### Apartment 1

Living/Kitchen 25'7" x 12'5" (7.8 x 3.8m)

Bedroom 13'8" x 10'5" (4.19 x 3.18m)

Shower 7'4" x 6'1" (2.25 x 1.85m)

**Total floor area 614 sq ft**

### Apartment 2

Living/Kitchen 27'10" x 11'5" (8.5 x 3.5m av)

Bedroom 13'9" x 10'5" (4.2 x 3.2m max)

Bedroom 2 12'9" x 8'10" (3.9 x 2.7m)

Shower 8'10" x 7'2" (2.7 x 2.2m)

**Total floor area 742 sq ft**



To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Exempt

Service Charge:  
1437.50

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR311718](https://connells.co.uk/Property/BMR311718)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR311718 - 0002