

estate agents **auctioneers**



15, New Retort House Lime Kiln Road, Harbourside, Bristol, BS1 5DZ

£450,000

A fine and immaculately presented upper floor apartment with balcony, yards from the waters edge.

- Harbourside location
- Gated resident community
- Master bedroom with ensuite
- Second double bedroom
- Open plan living
- Private balcony
- Lift

Luxurious 2 bedroom Harbourside apartment

The Property

A truly remarkable harbourside 2-bedroom apartment nestled within an historic setting facing. This exquisite flat redefines luxurious living with its contemporary elegance and offers unparalleled convenience transcending ordinary living. This immaculate residence promises a lifestyle of unparalleled comfort.

As you step inside, you'll immediately notice the prominent feature of this pristine apartment: an expansive open-plan kitchen and reception area bathed in natural light. This stunning space offers captivating views that are complemented by its near-fully glazed wall, seamlessly leading to your very own private balcony.

The bespoke kitchen boasts an array of integrated appliances and generous storage solutions. It also provides ample room for formal dining, intimate gatherings, or casual family meals.

A spacious inner hallway beckons you further into this exquisite retreat. The master bedroom, a haven of tranquillity, offers an attractive outlook and boasts an ensuite shower room that exudes contemporary sophistication. The second bedroom is equally impressive with its generous size, enjoys access to a luxurious family bathroom across the hallway.

Additionally, the development surrounds itself with beautifully manicured communal gardens, providing direct access to the waterfront – a perfect backdrop for leisurely strolls.

Viewing would be a must to experience the epitome of waterfront living.

Location - Harbourside

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Other Information

Leasehold: 993 years left

Management Fee: £2006.8

Ground rent: £250 per year

Council Tax Band: D

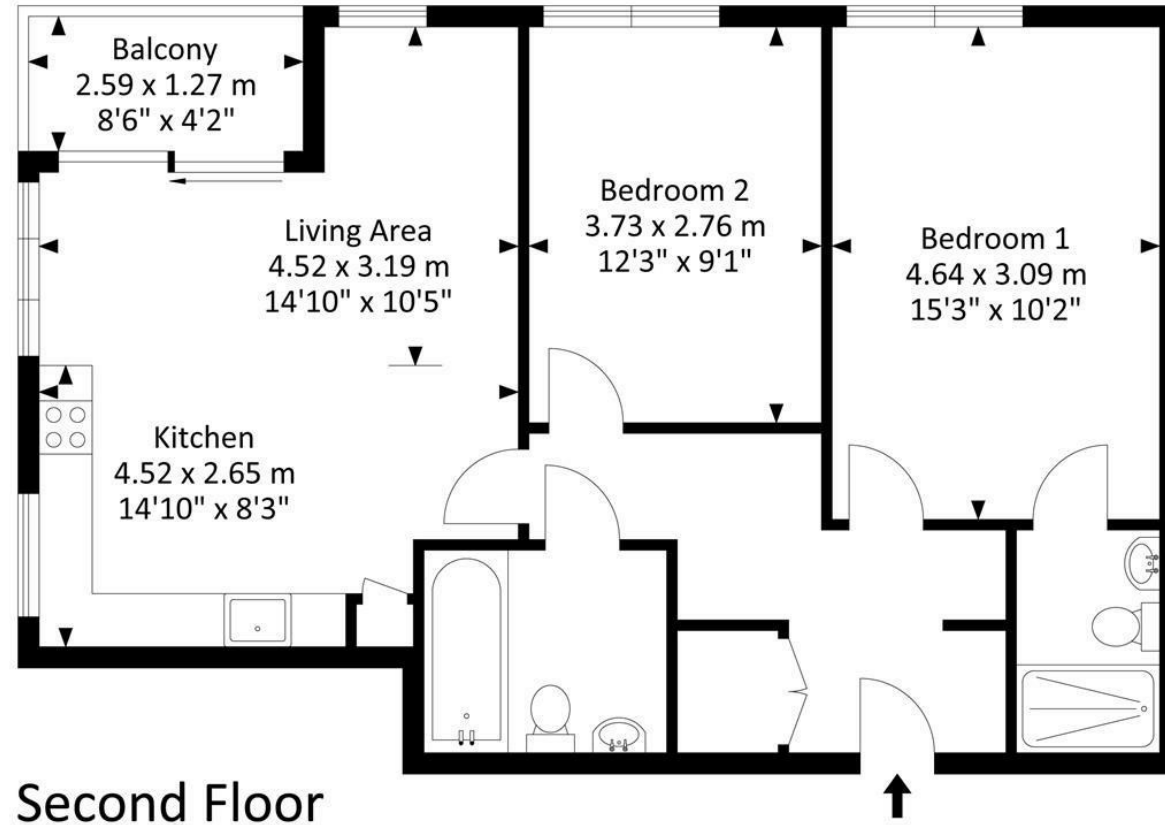
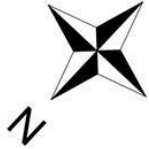
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Apartment 15, New Retort House

Approx. Gross Internal Area
731.0 Sq.Ft - 68.0 Sq.M



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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