

APT 3, THE WORKSHOP
24 HONEY HILL ROAD
KINGSWOOD
BRISTOL

£260,000


G R E G O R Y S
— E S T A T E A G E N T S —

SET WITHIN THE HIGHLY REGARDED 'THE WORKSHOP' DEVELOPMENT ON THE SOUGHT-AFTER HONEY HILL ROAD SITS THIS PREMIUM TWO BEDROOM GROUND FLOOR APARTMENT, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Previously used as a longstanding joinery workshop, this impressive conversion was transformed by the esteemed Bristol based developer Abode&Co circa 2024, with apartment three being the first to be offered to the market for resale since new. The Workshop at Honey Hill now comprises five luxurious apartments finished to an exceptional specification, whilst acknowledging its history, with a tip of the hat to its former industrial roots. Positioned within a short walk of nearby local amenities, whilst located only 5 miles from Bristol city centre, we feel The Workshop is an ideal home for first time purchasers searching for a stylish lifestyle offering.

Apartment 3 benefits from a premium ground floor position set to the rear of The Workshop, welcoming with a private entrance via the residents courtyard. Once inside the apartment, the statement entrance hall makes an inviting first impression, colour drenched in muted pink and giving access to the entirety of the accommodation. The living area champions contemporary living, enjoying an open plan arrangement to include an impressive 'Magnet' kitchen fitted with stone work surfaces & a selection of 'Bosch' integrated appliances. Not all style without substance, the apartment enjoys comfortable room proportions throughout, with the living area spanning the full length of property, whilst also enjoying enviable peacefulness with no neighbouring apartment above the kitchen/lounge.

The accommodation offers two bedrooms, with the principal bedroom being a spacious double room benefitting from fitted wardrobes, whilst the second bedroom is currently utilised as a home working space, again benefitting from bespoke fitted storage. Completing the internal offering is a Boujee three piece shower room, fitted with a statement rainfall shower enclosure and and luxurious tiles.

The specification list is endless, ranging from underfloor heating through to Karndean & Amtico flooring, with no stone left unturned by the current owners and Messrs Abode&Co. However, what's equally impressive is the feel of exclusivity The Workshop offers, with the well-considered conversion also benefitting from enviable privacy from neighbouring properties. Residents also enjoy use of a shared outside seating area & bike store, whilst access to the development is via a secure keyless system.

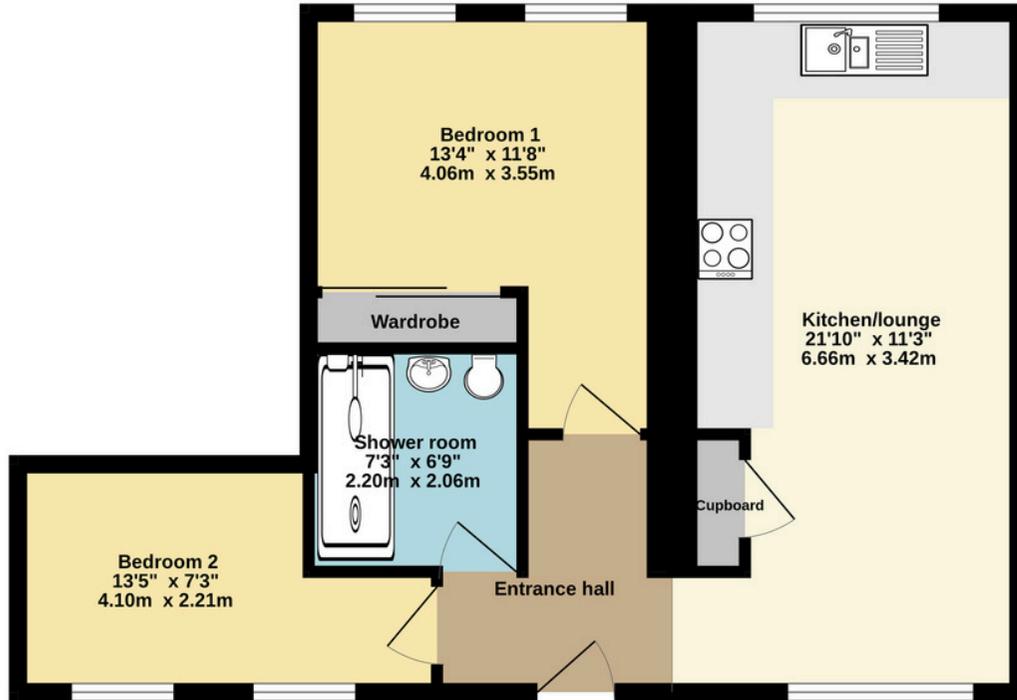
A stand out offering within this classy conversion, a viewing is simply a must.







Ground Floor
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Flat 3
The Workshop
24 Honey Hill Road
BRISTOL
BS15 4HQ

Energy rating
D

Valid until: 25 January 2034

Certificate number: 2400-8156-0822-5322-3943

Property type

Ground-floor flat

Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

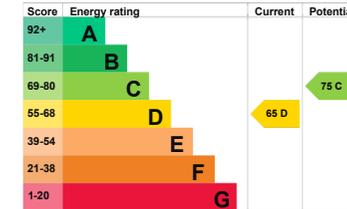
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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