



Flat 3, 7 Redcliffe Parade West
Bristol, BS1 6SP

 **RUPERT
OLIVER**
property agents



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An immaculately appointed first floor Harbourside apartment with Neptune kitchen, Porcelanosa bathrooms and panoramic water views.

Exquisite harbourside apartment with the highest specification throughout | Stunning Neptune kitchen with integrated Neff appliances | Open plan dining / living room with harbour views | Two spacious double bedrooms | Two top spec Porcelanosa bathrooms | Entrance hall with oak flooring, utility and a storage cupboard | Private storage cage in the basement | Panoramic harbourside views towards Wills Memorial and Cabot Tower | Prime BS1 location in proximity to the harbourside, city centre and Temple Meads | Residents parking, lift access and share of freehold | EPC: C

Situation

Redcliffe Parade West occupies a superb waterfront position, moments from Bristol's vibrant harbourside and city centre. Wapping Wharf is just a short walk away, offering an outstanding selection of independent restaurants, cafés and waterside bars that have made it one of the city's most popular destinations.

Bristol Temple Meads station is within easy walking distance, providing direct services to London Paddington and excellent connections across the country. This highly convenient location is ideal for both commuters and those seeking the very best of city living.

Leafy Queen Square is also nearby, offering Georgian grandeur and attractive green open space in the heart of the city. Combined with Bristol's extensive shopping, cultural and leisure amenities on the doorstep, Redcliffe Parade West offers a lifestyle that is both connected and abundantly vibrant.

For Sale Freehold

Occupying a privileged first-floor position within one of Bristol's most celebrated waterfront landmarks, this is an exceptional, two bed apartment that seamlessly combines period grandeur







with contemporary refinement. Set behind a magnificent Grade II listed Georgian façade dating from the late eighteenth century, this iconic building enjoys a commanding presence overlooking Bristol's historic Floating Harbour and forms part of one of the city's most recognisable architectural terraces.

The flat is accessed via a lift or a charming, turning staircase with a lovely arched window to the first floor. The front door opens into a wide and spacious entrance hall with engineered oak flooring, an intercom system and ample space for coats and boots. The property is double glazed throughout.

The heart of the home is an impressive open-plan kitchen living space where panoramic harbour views provide a constantly evolving backdrop. Large sash windows frame sweeping vistas across the water, creating a remarkable sense of light and connection to the city beyond. The bespoke Neptune kitchen is beautifully crafted from solid oak, providing ample storage, and complemented by elegant English white quartz work surfaces and upstands with an integrated Neptune sink. A comprehensive suite of integrated Neff appliances, including an oven, four ring induction hob with extractor, dishwasher, fridge freezer and microwave, ensures the space is as practical as it is stylish.

Hand-finished traditional oak flooring flows throughout the principal living areas, adding warmth and character. The living and dining space is open with a wall mounted television, corner nook with book shelving and three sash windows providing outstanding views over the harbourside towards Cabot Tower and Wills Memorial Building.

The apartment offers two generously proportioned double bedrooms, both presented in an elegant colour palette with decorative ceiling coving, creating calm and sophisticated retreats. The principal bedroom enjoys a desirable southerly aspect and benefits from a beautifully appointed Porcelanosa en suite shower room with a double walk in rain shower. Bedroom two is also a comfortable double and enjoys spectacular harbour views through two large sash windows. Complementing the bedroom accommodation is a luxurious Porcelanosa family bathroom accessed from the entrance hall with a bath and rain shower over.

Thoughtfully designed storage solutions include a substantial double utility cupboard together with a separate storage cupboard off the hall, providing practical everyday convenience without compromising on style. The property also benefits from a private storage cage in the basement, ideal for large items such as skis, surfboards or suitcases.





Services

All main services connected.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band D

Directions:

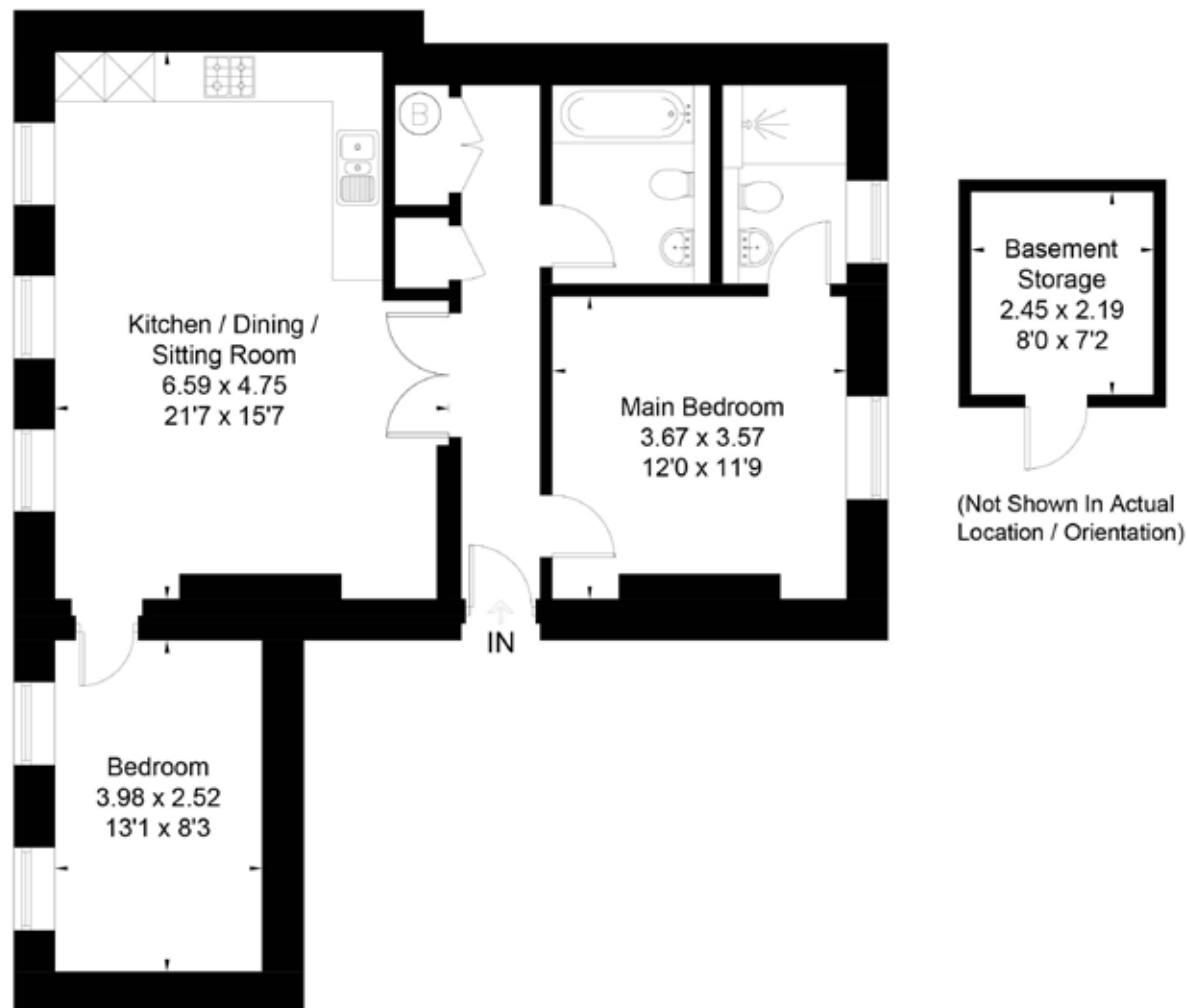
Post Code BS1 6SP

Viewing:

Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 72.0 sq m / 775 sq ft
Basement Storage = 5.4 sq m / 58 sq ft
Total = 77.4 sq m / 833 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 #109895