

SUGAR HOUSE



Sugar House
French Yard
Bristol

APARTMENT 16, SUGAR HOUSE, FRENCH YARD, BRISTOL, BS1 6SZ

SUMMARY OF ACCOMMODATION

Sugar House is a stylish contemporary apartment block set within the award-winning redevelopment of Bristol's General Hospital; it was finished in 2019 and is the newest block within French Yard.

On entering the development, one is immediately impressed by the scale, the beautifully landscaped terraces and the amenity space for the residents.

Sugar House itself is in the centre of the development and enjoys pleasant views from all elevations. Lift and stair access offers access to all floors, including the parking which can be found on the lower ground and floor below.

Number 16, a third-floor apartment, is beautifully presented and enjoys large double glazed patio doors throughout affording far reaching views, offering access to two sit out balconies and three Juliet balconies allowing natural light to flood the well-proportioned accommodation.

As you would expect from an apartment of this calibre, the finish is exquisite, with well appointed fixtures and fittings throughout. The principal bedroom boasts an ensuite bathroom, as well as access to a balcony with south facing views. The second bedroom enjoys a shower room and a Juliet balcony.

The kitchen living room is open plan and features a dual aspect patio door opening onto one balcony and two further Juliet balconies creating a wonderful light and bright living space.

Offered with no onward chain, this is a fantastic opportunity for any investor, or indeed a First Time Buyer to take advantage of the newly proposed help to buy scheme.

USEFUL INFORMATION

Tenure – Leasehold, with approx. 163 Years remaining.

Service Charge - £5000-£5500 per annum with Ground Rent of £383 per annum.

Local Authority – Bristol City Council

Council Tax Band – D (£2,700 for 2025/2026)

Services - All mains services

EPC Rating- B (86) with potential of B (86)

Broadband – Ultrafast up to 1000 Mbps download available

Mobile Phone Coverage – Good outdoor and Indoor coverage for EE, 02, Vodafone and Three.

Viewings – Via Hydes of Bristol, 0117 973 1516

LOCATION

Situated within the highly regarded French Yard development, 16 Sugar House is a beautifully presented contemporary apartment offering spacious, light-filled accommodation in a superb central Bristol location.

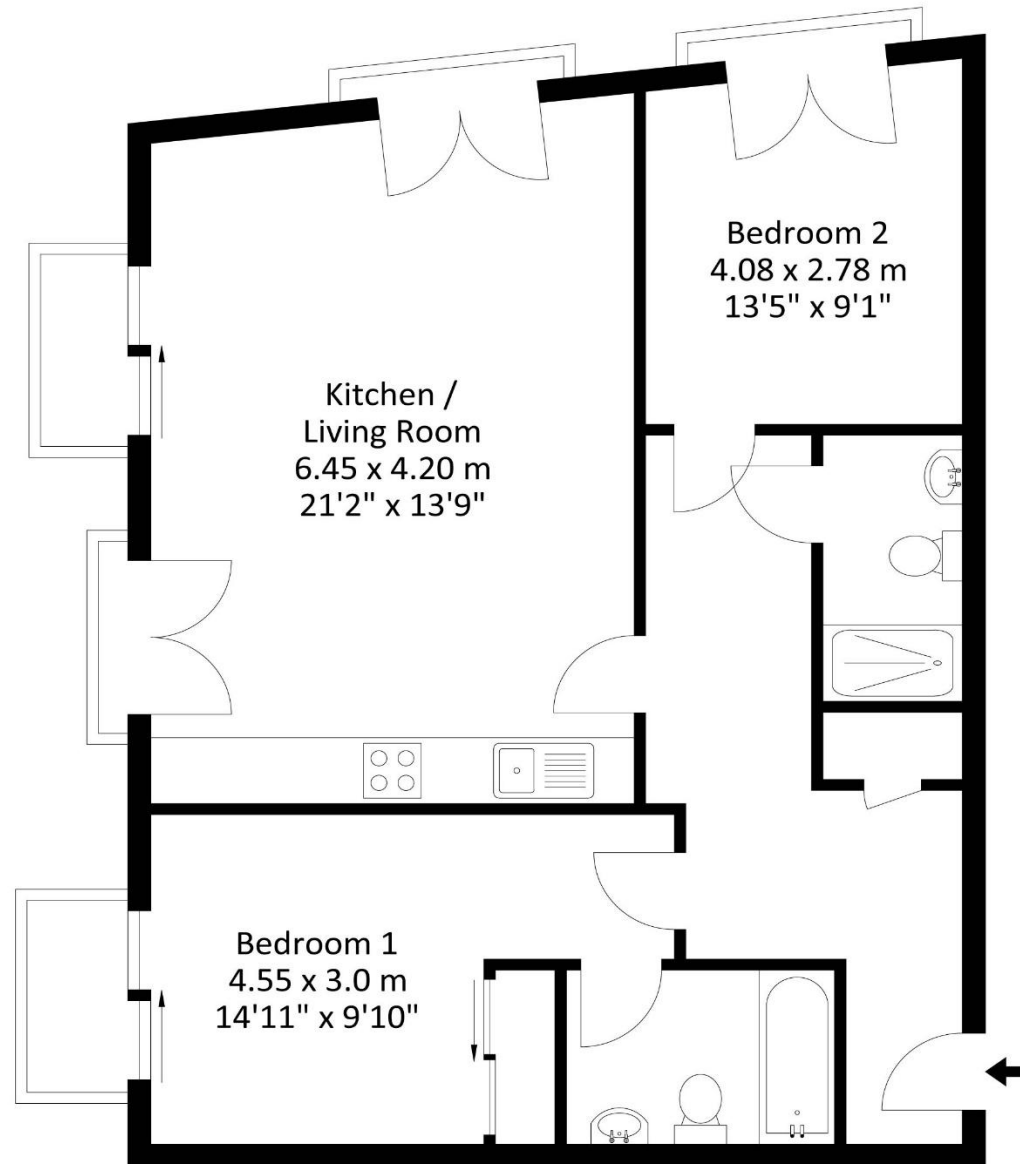
It is ideally positioned to enjoy everything that contemporary urban living has to offer. Short walks lead you to the vibrant food scene at Wapping Wharf, the independent shops of North Street and the shopping and leisure development of Cabot Circus. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the extensive Durdham Downs. There is a rich history which can be seen throughout the city, particularly Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf and even surfing at "The Wave".

For the commuter, this property offers good access to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads provides an extensive service to many cities nationwide and is merely a short walk away. The Property also offers convenient access to Bristol International Airport that flies to major British cities and European countries and beyond.



Sugar House

Approx. Gross Internal Area
717.0 Sq.Ft - 66.70 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.

IMPORTANT NOTE

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