



Connells

Regent House Lombard Street
Bristol



Property Description

A new and exciting residential development located at the gateway to Bedminster, formerly the first tobacco factory of W.D and H.O Wills. A new chapter has started, with urban homes being crafted from the former factory's historic buildings, alongside five new apartment buildings.

Specification

All apartments have a fully inclusive specification that includes integrated kitchen appliances, stone worktops, fitted wardrobes, flooring throughout and tiling finishes.

Flooring

- Amtico luxury vinyl tile flooring to the main hallway and living areas.
- 100% wool carpets in Portobello silver to bedrooms
- Floor tiling to bathrooms and en-suites

Location

Located on East Street, Factory No.1 lies at the gateway to Bedminster, minutes from North Street and in the heart of city life. In recent years the area has created a name for itself as a hub for creativity and artists and the area has a distinctive bohemian character. The Upfest Gallery on North Street is Bristol's longest running urban art gallery and most years it hosts UPFEST, Europe's largest street art festival. There is no shortage of places to eat, shop and hang out in Bedminster: a short walk away is North Street with its collection of independent shops and eateries.

Living Kitchen Diner

14' 11" x 17' 4" (4.55m x 5.28m)

fully inclusive specification that includes integrated kitchen appliances, stone worktops, flooring

Bedroom One

14' 11" x 9' 4" (4.55m x 2.84m)

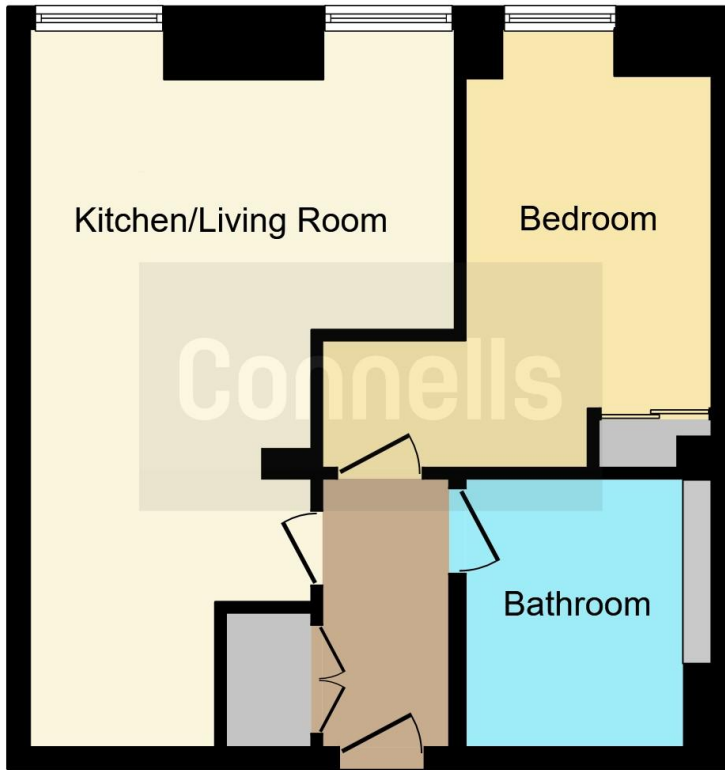
- 100% wool carpets in Portobello silver to

bedrooms

Bathroom

modern bathroom suite.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/BMR311389](https://www.connells.co.uk/Property/BMR311389)

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.

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