



2 The General, Guinea Street  
Guide Price £435,000

**RICHARD  
HARDING**

# 2 The General, Guinea Street

Harbourside, Bristol, BS1 6SD

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Situated in a highly desirable harbourside location on the edge of Bathurst Basin and the Avon Cut, The General is a stunning Grade II listed apartment building forming part of City & Country's award winning development of the former Bristol General Hospital. To be offered with no onward chain.

## Key Features

- The property is within walking distance of cultural venues such as Bristol Old Vic, The Beacon, The Tobacco Factory and the award winning Cargo just 0.4 miles away.
- Highly coveted location, within walking distance of Wapping Wharf/Cargo and the range of independent bars, restaurants and cafes etc.
- Stunning 2 double modern apartment, separate kitchen and living room with en-suite shower room and separate bathroom.
- Concierge service.
- Allocated underground parking space.
- Offered to the market with no onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** via the original ornate period main entrance gates, through into the communal courtyard and gardens where the communal entrance can be found immediately on your right hand side. Continue through the communal entrance hallway, where the private front door to the property can be found straight ahead of you.

**ENTRANCE HALLWAY:** (20'7" x 4'8") (6.27m x 1.42m) an impressive central entrance hallway with high ceilings, wall mounted video entry intercom system, alarm control panel, wood flooring. Doors leading off to sitting room, kitchen/breakfast room, bedroom 1, bedroom 2 and bathroom/wc. Further double doors access a recessed utility cupboard at the end of the hallway.

**SITTING ROOM:** (15'1" x 11'5" plus additional recessed study area of 8'10" x 4'6") (4.60m x 3.48m plus 2.69m x 1.37m) three large southerly facing period sash windows fill the sitting room with natural light and offer a lovely view over the central communal courtyard gardens and water fountain, wood flooring, tv and telephone points, high ceilings and a radiator. Door accessing useful recessed storage cupboard with built-in storage.

**KITCHEN/DINING ROOM:** (16'1" x 11'4") (4.90m x 3.45m) a bright and spacious kitchen/dining room perfect for socialising and entertaining, with ample space for dining room table and chairs. The kitchen itself is modern and beautifully appointed with a range of base and eye level units with square edged worktop over and inset Blanco sink and drainer unit with swan neck mixer tap over. High specification Neff integrated appliances including a double high level oven, 4 ring electric hob, fridge/freezer, extractor hood and dishwasher. Glass splashback, tiled flooring, two large sash windows offering a similar view to sitting room, radiator, under unit lighting, inset spotlights and extractor system.

**BEDROOM 1:** (16'6" x 11'7") (5.02m x 3.52m) a large double bedroom with two feature arched period sash windows to front, radiator, wall mounted thermostat control for heating, tv point. Door accessing:-





**En-Suite Shower Room/WC:** luxury white suite comprising an oversized wet room shower enclosure with system fed dual headed shower and wall mounted controls, low level wc with concealed cistern, wall mounted wash basin with recessed shelf and large built-in mirror with spotlights over, inset spotlights, heated towel rail, shaver point and extraction system.

**BEDROOM 2:** (16'0" max x 11'6" into recess) (4.88m x 3.50m) two large sash windows to front, tv and telephone points, radiator and door accessing generous recessed wardrobe/storage cupboard.

**BATHROOM/WC:** a beautifully appointed principal bathroom comprising panelled bath with wall mounted mixer taps, dual headed system fed shower and glass shower screen, low level wc with concealed cistern, wash basin with recessed shelf and mirror with spotlights over, shaver point, heated towel rail, inset spotlights and tiled floor.

**UTILITY CUPBOARD:** a useful recessed cupboard with plumbing and appliance space for washing machine and tumble dryer, with built-in worktop over, built-in shelving, wall mounted fuse box for electrics and meter for individual usage from the central block heating system.

## OUTSIDE

**SECURE UNDERCROFT PARKING:** the property benefits from a generous allocated parking space in a secure covered undercroft car park situated beneath one of the apartment blocks at the front of the development, accessed off Commercial Road. The underground parking area also benefits from lift access and access to secure bike store.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Leasehold for the remainder of a 175 year lease from 1 January 2015. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the six monthly service charge is £2,212.21. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

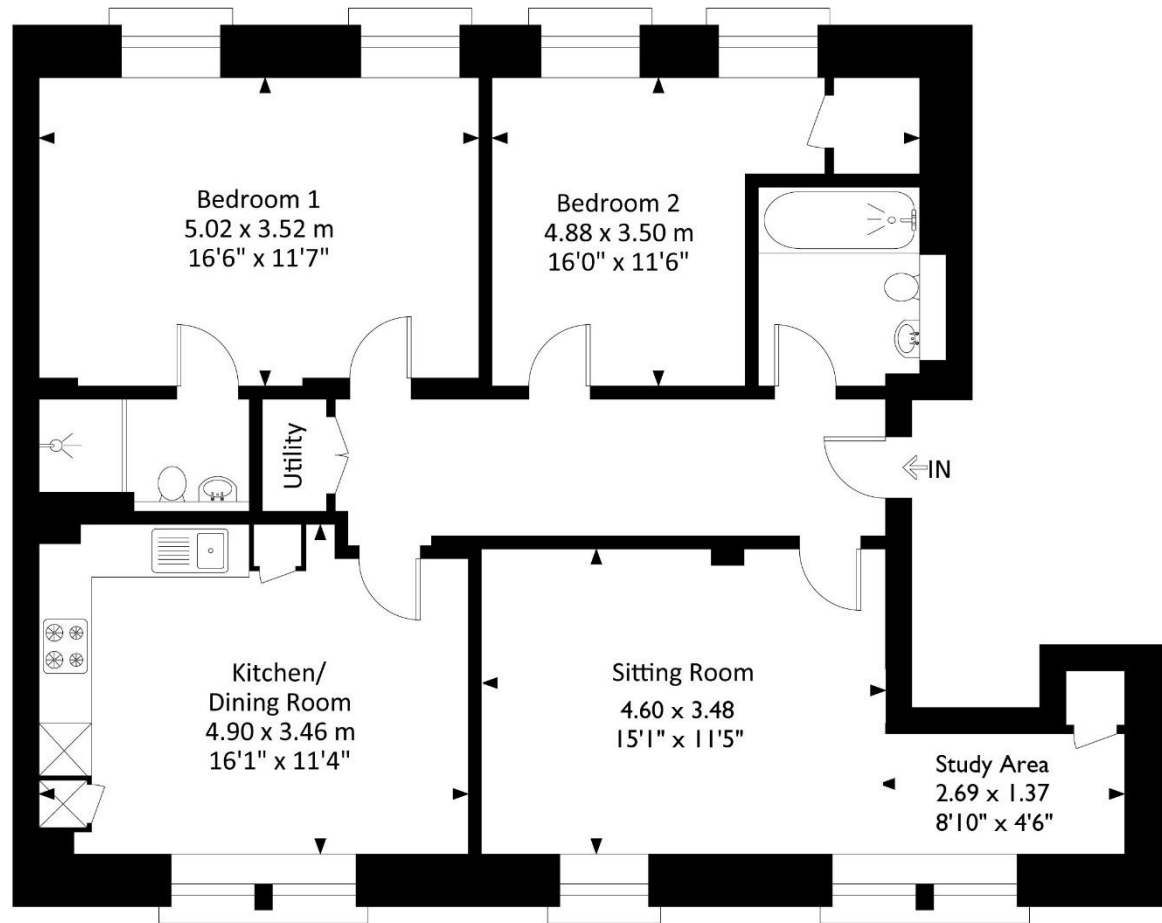
### **PLEASE NOTE:**

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



# Hall Floor Flat, The General, Guinea Street, Bristol, BS1 6SD

Approximate Gross Internal Area = 91.13 sq m / 980.91 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.