

estate agents **auctioneers**



26, Purifier House Lime Kiln Road, Harbourside, Bristol, BS1 5AU

£325,000

A modern and well located two double bedroom apartment situated in the ever popular Purifier House. No Onward Chain. Parking space.

- Top Floor Apartment
- Two Bathrooms
- Purifier House
- Converted Period Building
- Allocated Parking space
- No Onward Chain

The Property

Purifier house is a handsome 19th century grade II listed building which in 2013 was converted into 28 luxury apartments, the developers cleverly incorporated modern living into an impressive period building. No 26 is situated on the top floor level and comprises impressive lounge area with full width window and generous open plan kitchen with a range of appliances and matching wall and base units. The bedrooms are both comfortable double rooms, No1 offers a charming circle window and sleek tiled en suite shower room. The principal bathroom is fully tiled with bath, mains fed shower, low level W.C and wash basin. The property benefits further from a large storage cupboard situated in the hallway and secure parking for one vehicle.

Location

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Further Informaton

Leasehold - 150 years from 1 July 2012
Management Fee - circa £200 pcm
Council Tax Band - Refer to agent

Please Note

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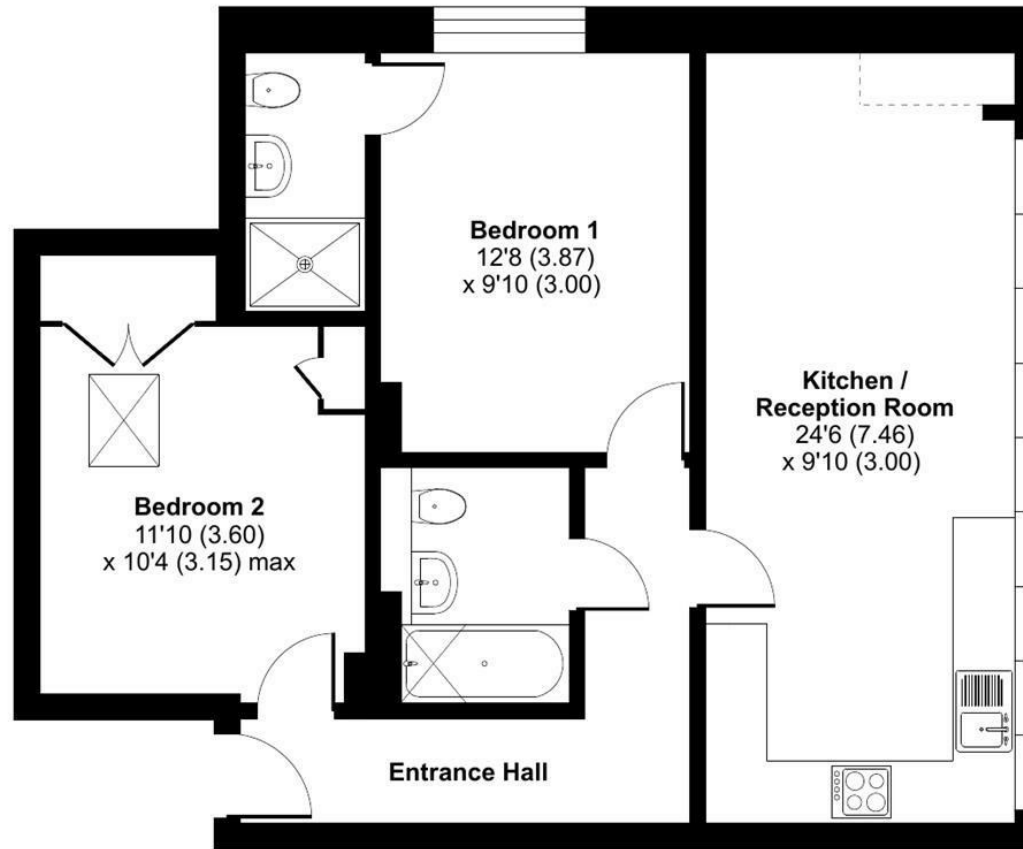
Lime Kiln Road, Bristol, BS1

Approximate Area = 683 sq ft / 63.4 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Total = 785 sq ft / 72.8 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1363887



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	78		

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