



**Connells**

Regent House Lombard Street  
Bristol



# Regent House Lombard Street Bristol BS3 1FT

for sale guide price  
**£210,000**



## Property Description

A beautifully reimagined period conversion set within an elegant red brick courtyard development in the heart of Bristol's vibrant BS3 district. This exceptional apartment blends refined heritage detailing with contemporary design to create a home of rare character and comfort. Thoughtfully updated throughout, it showcases a striking interplay of modern finishes and original architectural craftsmanship, from the rich timber panelling and ornate fireplaces to the sleek integrated kitchen and luxurious shower room.

The generous open plan living space forms the centrepiece of the home, offering an impressive sense of scale and atmosphere. High ceilings, warm natural light and beautifully restored woodwork combine to create a setting equally suited to quiet evenings or sophisticated entertaining. The bedroom continues the theme of calm refinement, with soft tones, mirrored storage and dual rear aspect double glazed windows framing leafy views.

Residents also enjoy access to the beautifully maintained communal courtyard, a peaceful green sanctuary with seating, landscaped lawns and mature planting. With independent cafés, harbourside walks and the cultural energy of South Bristol all within easy reach, this is a home that delivers both style and lifestyle in equal measure.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Kitchen And Living Room

20' 8" x 13' 3" ( 6.30m x 4.04m )  
A striking open plan space where contemporary design meets historic craftsmanship. The living area is framed by beautifully detailed timber panelling and an ornate feature fireplace, creating a warm and atmospheric backdrop for both



everyday living and entertaining. To the rear of the room, double glazed windows draw in soft natural light and offer a peaceful outlook over greenery. Two radiators are mounted beneath the double glazed windows.

The kitchen area is finished to a high modern standard, with sleek cabinetry, integrated appliances and a light worktop that contrasts elegantly with the darker heritage tones. The open layout allows the kitchen to blend seamlessly with the living space, maintaining a sense of cohesion and sophistication throughout.

## Bedroom

13' 3" x 12' 2" ( 4.04m x 3.71m )

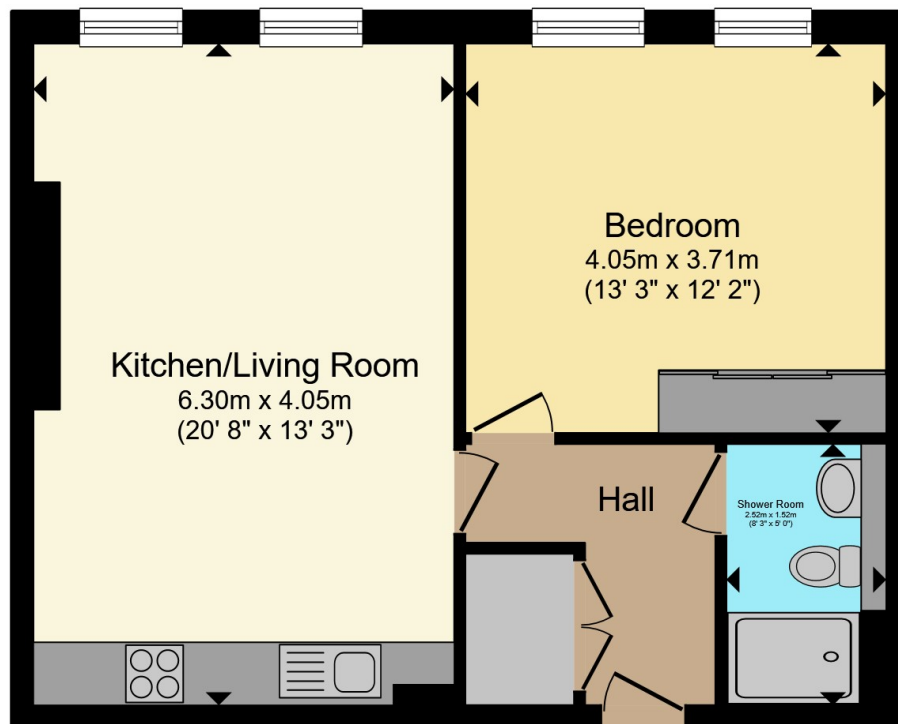
A calm and inviting double bedroom positioned to the rear of the property, benefitting from two rear aspect double glazed windows that fill the room with natural light. Soft neutral décor and plush carpeting create a restful atmosphere, while the mirrored sliding wardrobes enhance both storage and the sense of space. A radiator is positioned along the internal wall near the doorway, incorporated discreetly so the clean and minimal aesthetic remains undisturbed.

## Shower Room

7' 9" x 4' 11" ( 2.36m x 1.50m )

A beautifully finished contemporary shower room featuring large format tiling, a walk in glass enclosure and premium gold fixtures that elevate the space with a touch of luxury. The wall mounted vanity, concealed cistern WC and expansive mirror contribute to a sleek and streamlined feel. A heated towel radiator sits neatly to the side, adding both practicality and comfort.





Total floor area 51.0 m<sup>2</sup> (549 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
2197.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312549](http://connells.co.uk/Property/BMR312549)**

This is a Leasehold property with details as follows; Term of Lease 175 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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