



Lons Court Bath Road, Bristol, BS30 6HX
Offers In The Region Of £495,000

****NO ONWARD SALES CHAIN**** Nestled within a grand, converted period building, this exceptional two-bedroom first-floor apartment epitomizes high-spec luxury living. Accessed via a sweeping private driveway, the home enjoys a serene sense of privacy within the substantial grounds.

Meticulously refurbished by its current owner, every detail exudes sophistication. The apartment boasts a contemporary open-plan living area, complete with a walnut media wall and a vast 100-inch Samsung TV with surround sound—perfect for entertaining. The bespoke kitchen is a chef’s dream, featuring custom cabinetry and top-tier appliances, including three Neff ovens, a Miele coffee machine, and a Samsung American fridge-freezer. A Kuka tap delivers boiling, chilled, and sparkling water, complemented by two integrated John Lewis wine fridges.

The spa-like bathroom is finished with Lusso Stone showers and basins, Villeroy & Boch tiles, and a luxurious electric bidet toilet, while a Samsung washer-dryer and a brand-new gas boiler ensure modern convenience. Original wood sash windows flood the apartment with natural light, while solid oak fire doors, a full alarm system, and high-speed fiber connectivity ensure security and seamless living. With two or three private parking spaces, this apartment offers a rare blend of historic charm and contemporary opulence—a truly unique offering in a prime location.

Entrance Hall



Master Bedroom

13'11" x 12'2" (4.25 x 3.72)



Bedroom Two

15'11" x 10'2" (4.87 x 3.11)



Sitting Room

17'0" x 14'10" (5.20 x 4.54)



Kitchen/Dining Room

19'10" x 13'11" (6.06 x 4.26)



Utility Room

8'10" x 7'4" (2.70 x 2.25)



Shower Room

10'10" x 9'7" (3.31 x 2.93)



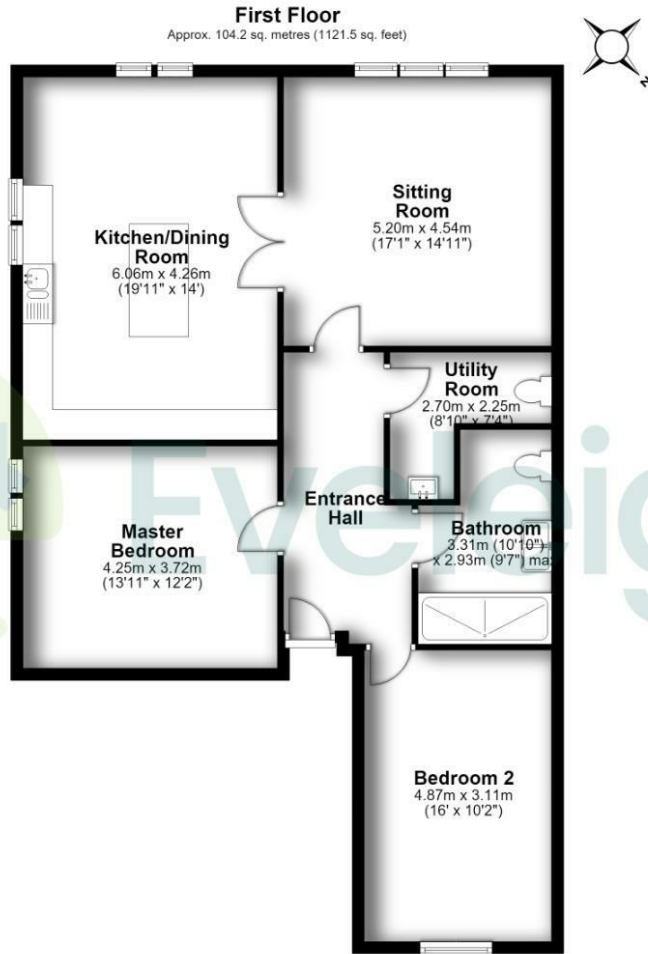
Outside



Directions

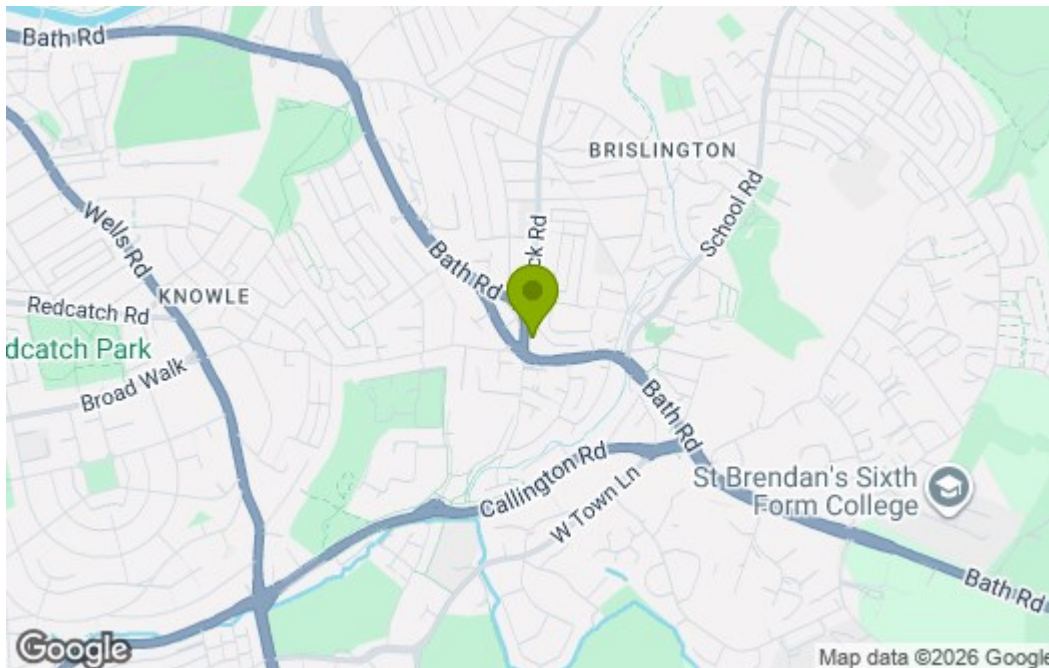
Sat Nav BS30 6HX

Floor Plan



Total area: approx. 104.2 sq. metres (1121.5 sq. feet)
Flat 6 Lons Court, Bitton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.