



Flat 50 Waverley House

Cathedral Walk, Bristol, BS1 5LW



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A beautifully refurbished penthouse apartment with fantastic terraces and the most outstanding, panoramic views.

Fully refurbished harbourside penthouse apartment totalling 1067 square foot | Two substantial, private roof terraces with outstanding, panoramic views | Brand new Bosch kitchen with quartz peninsular and breakfast bar | Impressive, open plan, curved living / dining room with views in all directions | Principal suite with Porcelanosa new en suite and direct terrace access | Large second bedroom with direct terrace access and new Porcelanosa family bathroom | Exclusive lift access to the top floor; spacious entrance hall with engineered oak flooring | Prime BS1 location with close proximity to the harbourside and city centre | No onward chain | EPC: C

Situation

Waverley House occupies a prime position within Bristol's celebrated Harbourside, forming part of the landmark waterfront development completed in 2003 by renowned developer Crest Nicholson. Set along Cathedral Walk, the setting combines contemporary city living with the character and energy of Bristol's historic waterfront, with the floating harbour, Millennium Square, Bristol Cathedral and a wealth of cafés, restaurants, bars and cultural attractions quite literally on the doorstep.

The location is exceptionally well connected, with Bristol city centre and its extensive shopping, dining and leisure offering within easy walking distance. The vibrant neighbourhoods of Clifton and Hotwells are also readily accessible, while the harbourside itself provides an enviable lifestyle centred around waterside walks, restaurants, entertainment and cultural landmarks including the Bristol Hippodrome and SS Great Britain.

For commuters and those travelling further afield, Waverley House is ideally placed for access to Bristol's principal road and transport networks, with the M5 readily accessible and Bristol Airport







convenient by road. This exceptional combination of waterfront living, city-centre convenience and regional connectivity makes Waverley House a particularly compelling address for those seeking the very best of Bristol within easy reach.

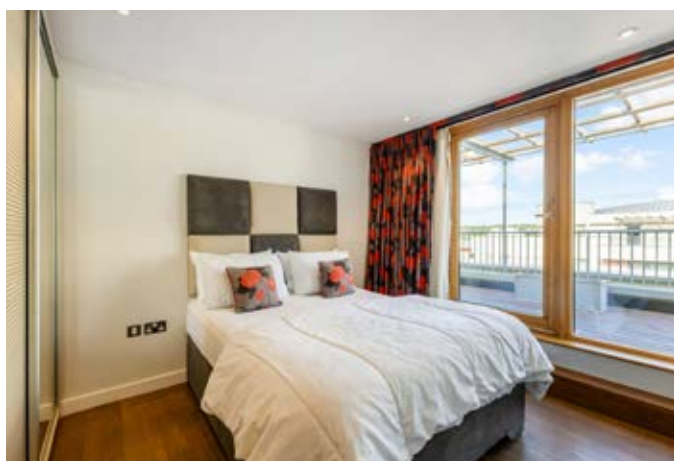
For Sale Leasehold

Occupying the top floor of Waverley House, one of the tallest residential buildings on Bristol's famous floating harbourside, this is an exceptional, fully refurbished, south facing penthouse with two fantastic terraces offering an enviable combination of space, privacy and spectacular panoramic views across the city and beyond. Recently refurbished throughout by the current owner, the apartment has been thoughtfully reconfigured to create a sophisticated and highly contemporary home, making the most of its elevated position and south-facing orientation.

Accessed via a well-maintained communal entrance hall and lift to the top floor, the apartment opens into a wide and spacious hall with engineered oak flooring which runs throughout. The hall leads directly into a completely unique open-plan living, dining and kitchen space. The former galley kitchen has been opened up, creating a wonderful sense of volume and light, allowing the principal living areas to fully embrace the magnificent views.

The newly installed navy and white Howdens Autobiography kitchen is complemented by Bosch appliances including an oven/grill, induction hob with extractor, microwave oven, dishwasher and fridge freezer. Elegant quartz worktops with a central peninsular and panelled breakfast bar for three create a wonderfully social space in which to cook and entertain. The glazed circular dining area is a wonderful feature and provides unparalleled views to enjoy at mealtimes. The open plan living space curves around the building and provides a truly unique and characterful space in which to relax or entertain. Extensive glazing ensures that the ever-changing Harbourside panorama remains very much part of the interior. French doors off the living area and a single door off the kitchen provide direct access to the wrap around terraces.

The accommodation comprises two generous double bedrooms, both benefiting from fitted wardrobes, made to measure curtains, piped sheers and bespoke bed bases with headboards designed and installed by Suzanne Lansdell Interiors. Both bedrooms have





direct access to the apartment's extensive wrap around terrace. The principal bedroom is complemented by a brand new Porcelanosa en-suite shower room whilst bedroom two is served by a newly fitted Porcelanosa family bathroom. Both bathrooms feature striking oversized Porcelanosa tiles and contemporary sanitary ware from Core & Ore.

The refurbishment extends beyond the cosmetic, with a new boiler and electrical consumer unit with modern RCBO protection, providing an updated infrastructure to complement the apartment's new interior.

Perhaps the defining feature, however, is outside. Accessed from both bedrooms, the kitchen and living room, a substantial, timber decked terrace wraps around the apartment providing an extraordinary amount of private outdoor space, with uninterrupted panoramic views in all directions. The side terrace is particularly deep and runs the full length of the apartment. The curved end of the terrace has a superb circular shape which maximises the views and has a direct south facing orientation. Elevated above the Harbourside, the apartment is particularly impressive as evening falls, when Bristol's landmarks and city lights begin to illuminate the panorama. The outlook is both captivating by day and atmospheric by night.

With its exceptional position, extensive terraces, far-reaching views and comprehensive recent refurbishment, this represents a rare opportunity to acquire a turnkey penthouse in one of Bristol's most distinctive waterfront buildings.

The property is being sold with no onward chain.

SERVICES: All mains connected

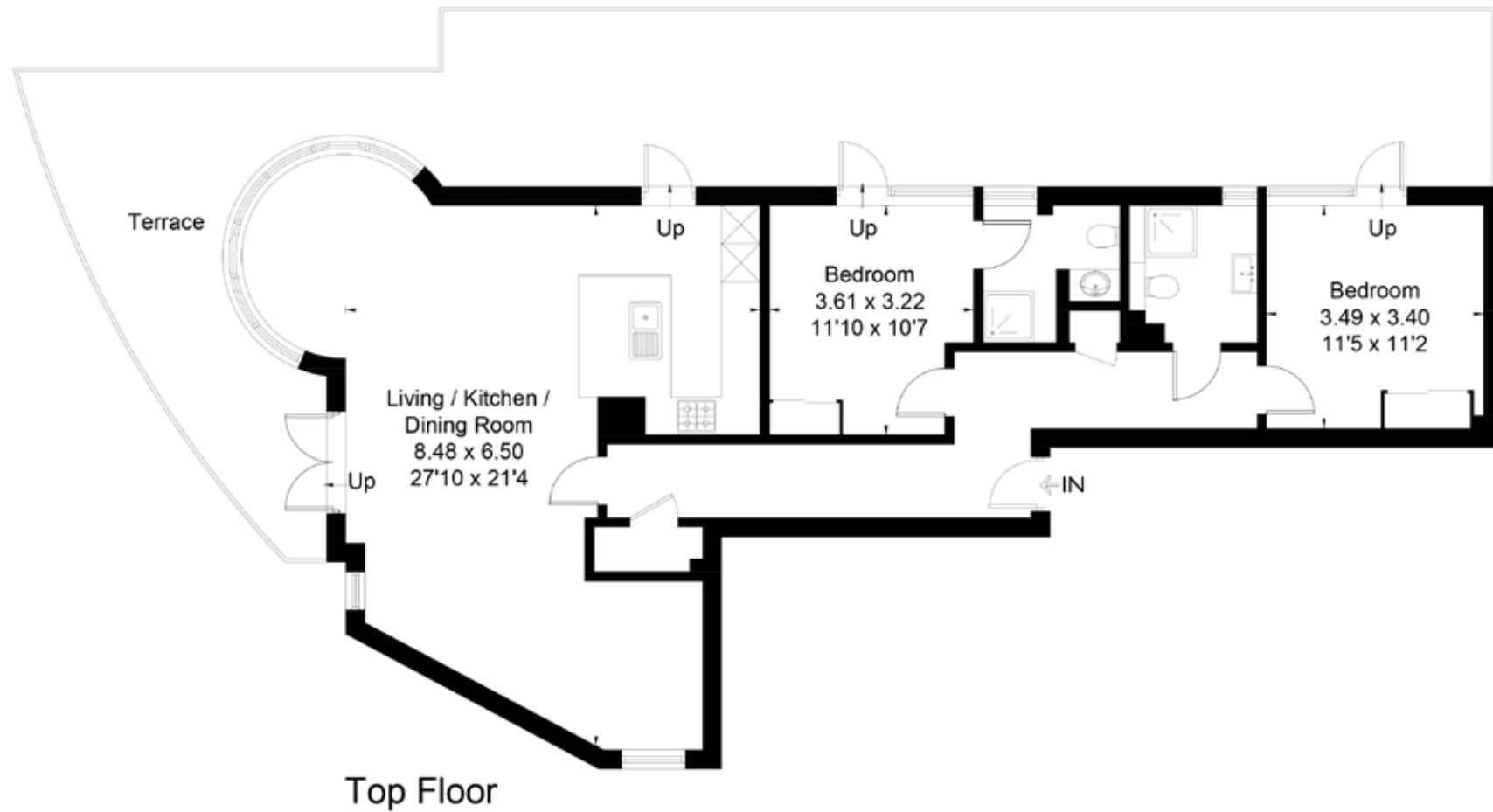
Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band F

DIRECTIONS: Post Code BS1 5LW

VIEWING: Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 99.1 sq m / 1067 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113214