



APARTMENT 8 SUGAR HOUSE,
BRISTOL, BS1 6SZ

GOODMAN
& LILLEY







APARTMENT 8 SUGAR HOUSE

BRISTOL BS1 6SZ

ASKING PRICE
£400,000

Set within the prestigious General development, this exceptional two-bedroom waterfront apartment offers refined city living in one of Bristol's most desirable locations. Positioned on Guinea Street, overlooking the historic Floating Harbour, the property combines contemporary luxury with the vibrancy of Bristol City Centre just moments away.

This is a rare opportunity to acquire a sophisticated waterfront home in one of Bristol's most iconic developments, offering an unrivalled blend of luxury, convenience, and lifestyle.

Location

The location is second to none. Temple Meads Station lies approximately 0.9 miles away, while Cabot Circus, home to premier retail and leisure destinations, is within easy reach. Residents are perfectly placed to enjoy Bristol's thriving cultural and culinary scene, with the pedestrianised Lower Guinea Street offering the iconic Ostrich pub with its superb beer garden / outdoor space and the podium and water feature communal outdoor space. The development itself further enhances the lifestyle on offer with a concierge service.

Description

Please see the floorplan for room measurements and the apartments layout.

The apartment has been thoughtfully designed to maximise space, light, and comfort. A generous open-plan reception area features elegant engineered wooden flooring and floor-to-ceiling glazing, creating a bright and

welcoming living space. The bespoke kitchen is finished to an exceptional standard, with quartz worktops, high-spec integrated appliances, and a striking solid-wood island. The island provides extensive additional storage while forming a natural focal point for entertaining and social gatherings.

Accommodation comprises two spacious double bedrooms, including a luxurious principal suite with a sleek ensuite bathroom. A second contemporary bathroom serves guests and the second bedroom with equal style and quality.

One of the home's most impressive features is the inclusion of two private balconies, both offering stunning views across Bristol's cityscape and waterfront — perfect for morning coffee or evening relaxation. Externally the development offers the podium and water feature communal outdoor space.

Further benefits include a secure underground allocated parking space, a

highly coveted asset in central Bristol, and a dedicated concierge service available seven days a week, providing parcel management, visitor access, and general assistance.

Residents also enjoy the advantages of a modern communal heating system, powered by a central plant room and delivered via individual heat interface units (HIUs). This efficient system ensures reduced energy costs, lower environmental impact, and the convenience of remote energy monitoring.

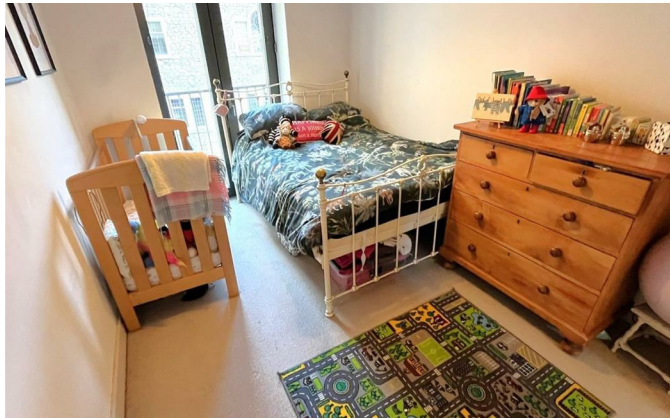
Management details

Management fee: £2513.21 twice a year
Ground rent: £383.89



- Prestigious two-bedroom apartment set within the iconic General waterfront development
- Prime city-centre location moments from the Floating Harbour
- Contemporary designer kitchen with quartz worktops
- Two private balconies
- Elegant open-plan living space with engineered wooden floors
- Secure underground allocated parking and a seven-day concierge service

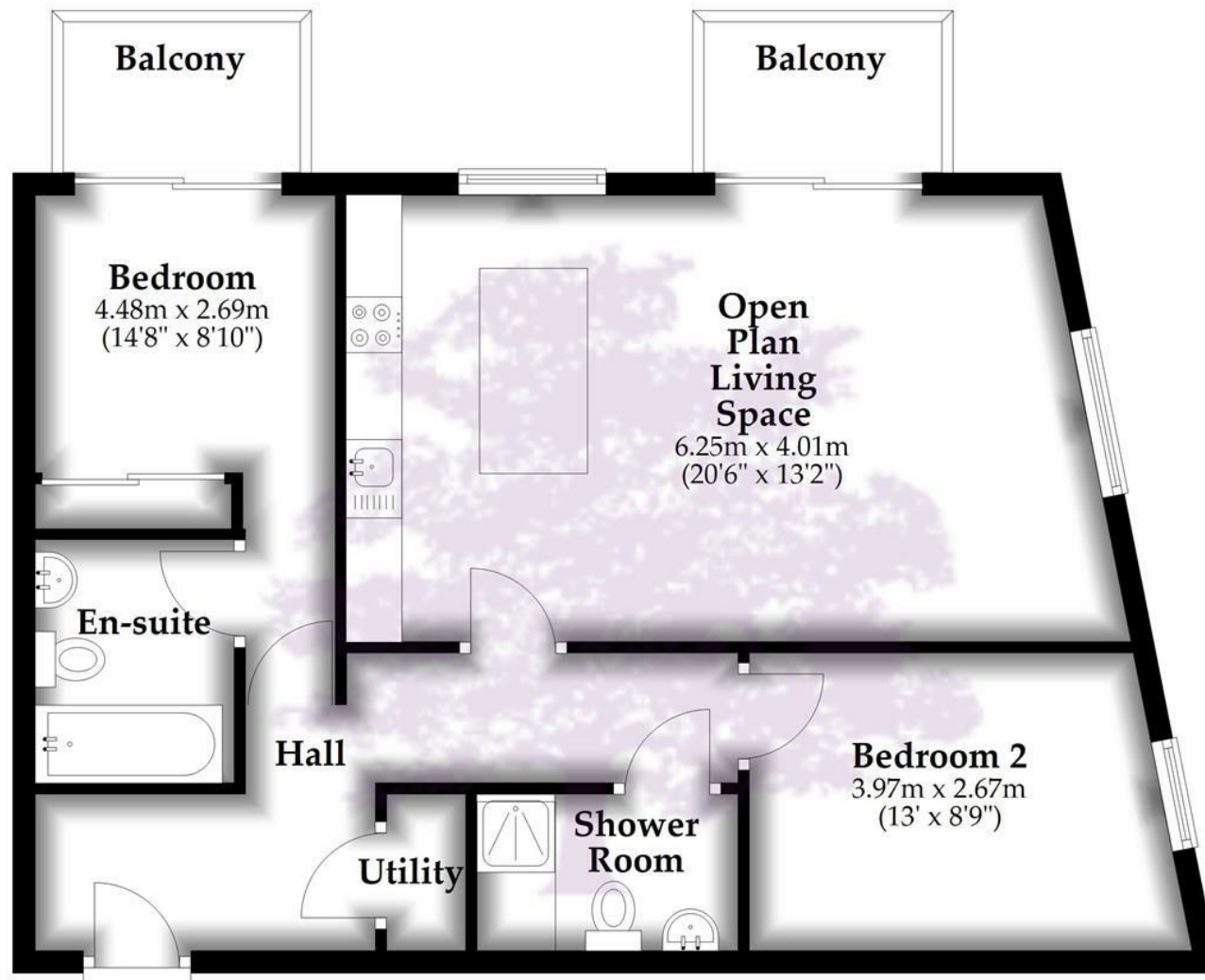




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Floor Plan



Total area: approx. 65.8 sq. metres (708.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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