



60 THE GENERAL

Lower Guinea Street, Bristol BS1 6SD

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60 The General is an exquisite two-bedroom apartment within a highly sought after and historic landmark building, covering circa 1,150 sq. ft. of floor space internally.

*STUNNING TWO-DOUBLE BEDROOM MODERN APARTMENT *CIRCA 10M WEST FACING BALCONY WITH VIEWS OVER THE MARINA *SUPERB SITTING ROOM AND SEMI-OPEN PLAN KITCHEN WITH ISLAND *LIGHT AND BRIGHT WITH A HIGH-SPECIFICATION FINISH *STRIKING MEZZANINE MASTER BEDROOM & DRESSING ROOM AND EN-SUITE BATH & SHOWER ROOM *SECOND DOUBLE BEDROOM AND SEPARATE SHOWER ROOM *SEPARATE STUDY *CONCIERGE SERVICE *ALLOCATED UNDERGROUND PARKING SPACE *NO ONWARD CHAIN *EPC: C

Situation

The apartment is a stunning Grade II Listed apartment building situated on the edge of Bathurst Basin and the Avon Cut, on the edge of Bristol's historic floating harbour, forming part of City & Country's award-winning development of the former Bristol General Hospital. Within the General's development are two Michelin star restaurants - Casamia and Paco Tapas - whilst within a mile or so are many of Bristol's best restaurants and casual dining venues including the award-winning CARGO just 0.4 miles away.

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall, and also Bristol Temple Meads station. Extensive shopping is available just over 1 mile away; with a Harvey Nichols, Marks and Spencers and Showcase Cinema. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 miles of open parkland.

For Sale Leasehold

60 The General is an exquisite two-bedroom apartment, situated on the second-floor (with lift access) of this historic landmark building, covering circa 1,150 sq. ft. of floor space and arranged over two floors. The apartment is a perfect space in which to relax, work or entertain, the apartment has a feeling of space and light throughout with oversized windows, double height ceilings and a sprawling west facing balcony which overlooks the water and Bathurst Marina. The apartment has a calming contemporary feel with lime washed oak floors in the entrance hall, reception room and kitchen and a high quality carpet on the stairs, across the landing and in the bedrooms.





Accessed via remarkable and wonderfully characterful 'curved' front door, an impressive entrance hall offers access via French doors to a stunning reception room and kitchen, with double height ceilings and naturally lit by an oversize sash window with bespoke hardwood 'New England' style shutters and an oversized glazed door opening to the west-facing balcony; each with a period fanlight above. It is a wonderfully comfortable place to relax and unwind, stroll out onto the balcony for fresh air, or simply sit back and enjoy an al-fresco meal views over the Bathurst Basin and marina.

The kitchen itself is modern and beautifully appointed with an array of Neff appliances; including a double oven and grill, ceramic hob as well as an integrated full height fridge/freezer and dishwasher. For those who enjoy cooking, the kitchen offers an expanse of sleek worktop surfaces and array of storage options, including a sizeable granite topped island and a large storage cupboard or pantry.

To the opposite side of the entrance hall is a well-proportioned second bedroom which features the same impressive oversize sash window's, views over the water and boat masts, and an additional oversized glazed door with further access out to the balcony which runs the entire width of the apartment.

The second bedroom is situated next to a sizable and stylish fully tiled bathroom / guest WC, complete with an overhead shower, wall-mounted sink, vanity mirror a heated towel ladder. Opposite to the bathroom is yet another additional storage cupboard as well as a utility cupboard which houses a plumbed in washing machine and dryer.

Outside

60 The General enjoys access to a private decked west facing balcony with views over the marina, water and chimney tops of the Bathurst Basin. Circa 11 meters long, the balcony is spacious enough to enjoy all day long; from a morning coffee and breakfast to a small table and chairs for dinner.

60 The General has an allocated underground parking space with lift access and access to a secure bike store.

Services

Central hot water and heating system allocated on demand per apartment. Telephone, superfast broadband, satellite and TV are all available by contract with the suppliers.

Local Authority

Bristol City Council: 0117 922 2000
Postcode: BS1 6SD

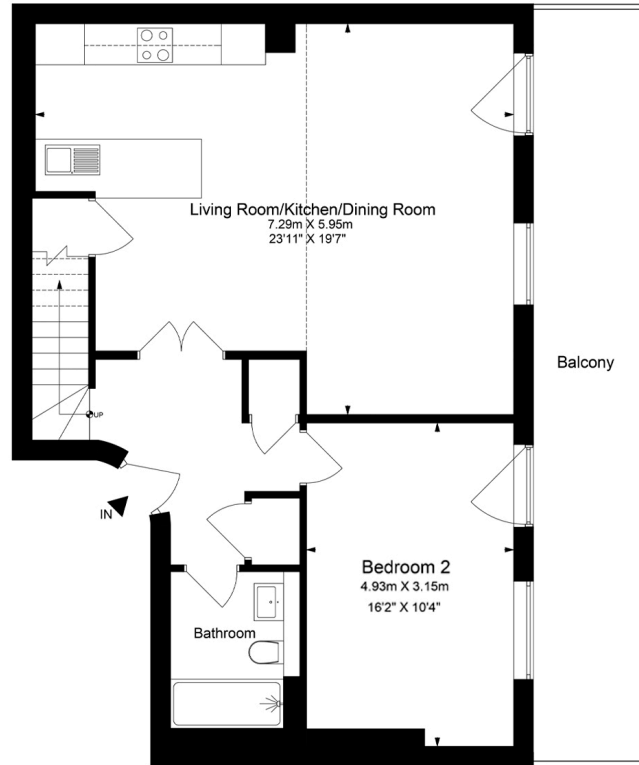




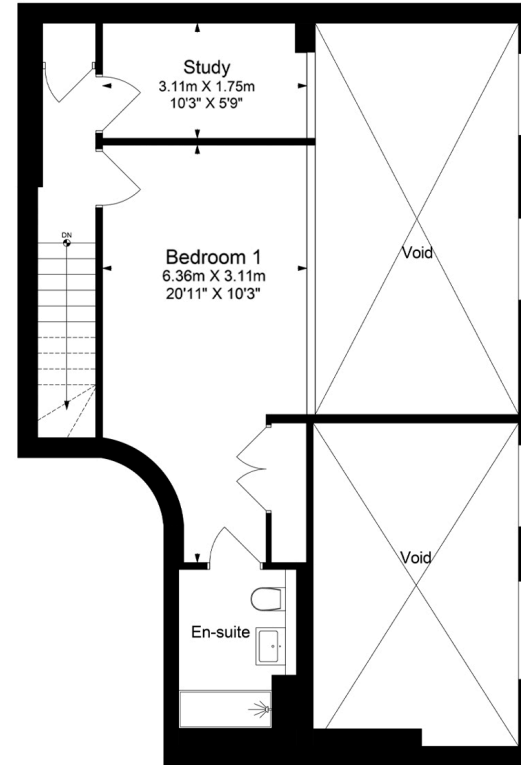
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Total Approximate Gross Internal Area = 107.9 sq m/1,161.4 sq ft

(Excludes Balcony & Voids)



First Floor



Second Floor



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only. All efforts have been made to ensure its accuracy at time of print.



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