



38 New Retort House

Lime Kiln Road, Bristol, BS1 5DZ



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A superb, top floor, penthouse apartment with some of the finest harbour views in the city; lateral accommodation of 1054 sq. ft with gated off-street parking and a substantial wrap-around terrace.

A superb 1054 sq. ft three-bedroom penthouse apartment | Substantial wrap-around roof terrace | Fabulous east and west facing harbour views | Dual aspect, open-plan Bosch kitchen, dining and sitting room opening onto the roof terrace | Underfloor heating throughout | Utility room and spacious entrance hall | Main bedroom with an ensuite shower room | Two further double bedrooms | Family bathroom | Gated undercroft parking space with EV charge point | Share of freehold and no onward chain | Two bike stores, a communal bin store and "freecycle" and book exchange station | Landscaped communal garden with direct access to the harbourside | EPC: B

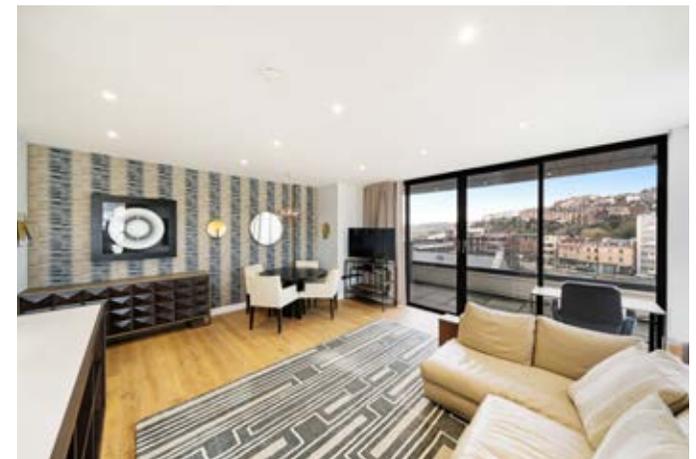
Situation

Nestled between Lime Kiln Road and Bristol's iconic floating harbour, New Retort House is one of the newest additions to the city's thriving harbourside scene. Completed in 2019, the property blends seamlessly between Bristol's strong commercial past and modern, luxury harbourside living.

On the opposite side of the harbour (a short water taxi across or a level walk away) is the SS Great Britan and award-winning Cargo, as well as the M-Shed museum and Underfall boatyard. Cabot Circus and the M32 are circa 1.5 and 1.8 miles respectively, with Bristol Temple Meads 2.4 miles (1.3 miles by foot) and Bristol Airport 7.4 miles away.

For Sale Leasehold with a Share of the Freehold

Formerly the show home and for sale for the first time since new, located on the fifth (top) floor of New Retort House with exceptional views to the east and west, this penthouse presents some 1054 sq. ft of lateral accommodation, complete with underfloor heating throughout, two bath / shower rooms







and a superb dual aspect, open-plan kitchen, dining and sitting room which opens out directly onto the roof terrace.

The kitchen is beautifully appointed with an expanse of floor and wall mounted storage, Quartz worktops and a range of BOSCH integrated appliances including an integrated fridge/ freezer, induction hob with extractor, microwave, electric oven and dishwasher. There is also a sizeable central island with breakfast bar and integrated joinery overlooking the reception space.

The sitting and dining areas too have a luxury finish with engineered oak flooring and floor to ceiling windows flooding the space with natural light and taking in the sumptuous views across the harbour to Ashton Court beyond.

The apartment benefits from a substantial entrance hall with engineered oak flooring throughout, off which all rooms are located. This space creates a wonderful sense of spaciousness upon entering the apartment. Adjacent is a sizeable utility room housing the white goods and providing excellent storage.

Off the hall are three well-appointed bedrooms, two of which have fitted wardrobes, with lovely east facing harbourside views. The main bedroom enjoys its own access out onto the wrap-around roof terrace and en-suite shower room, with the remaining bedrooms sharing a stylish family bathroom. Bedroom 2 also has its own access out onto the terrace.

A rare and abundantly light-filled, lateral apartment with unparalleled views, right on the edge of the harbour in a highly sought-after prime Bristol location.

Property is being sold as a share of freehold with no onward chain

Outside

Running alongside the top floor footprint of the penthouse is a wraparound private roof terrace offering panoramic views eastwards over the harbourside, around to Cabot Tower and on to Brunel's SS Great Britain and west across the water to Ashton Court and beyond.

An amazing space to relax and entertain, from a sunrise morning coffee to a sunset evening sundowner.

To the south side of the apartment is a large landscaped communal garden with plenty of spaces to sit and enjoy the water views. This is a "residents only" garden shared with Oculus House which forms part of the same development.

The apartment has secure gated access to an allocated underground parking space with an EV charge point, as well as a communal bin store and communal bike stores.





Services:

The building benefits from a central hot water and heating system allocated on demand per apartment. Underfloor heating throughout. Mains electricity.

Telephone, Ultra-Fast Fibre Broadband and satellite by private arrangement. Mechanical Extract Ventilation (MEV) System..

Local Authority:

Bristol City Council: Tel: 0117 922 2000
Council Tax: Band X

Directions:

Post Code BS1 5DZ

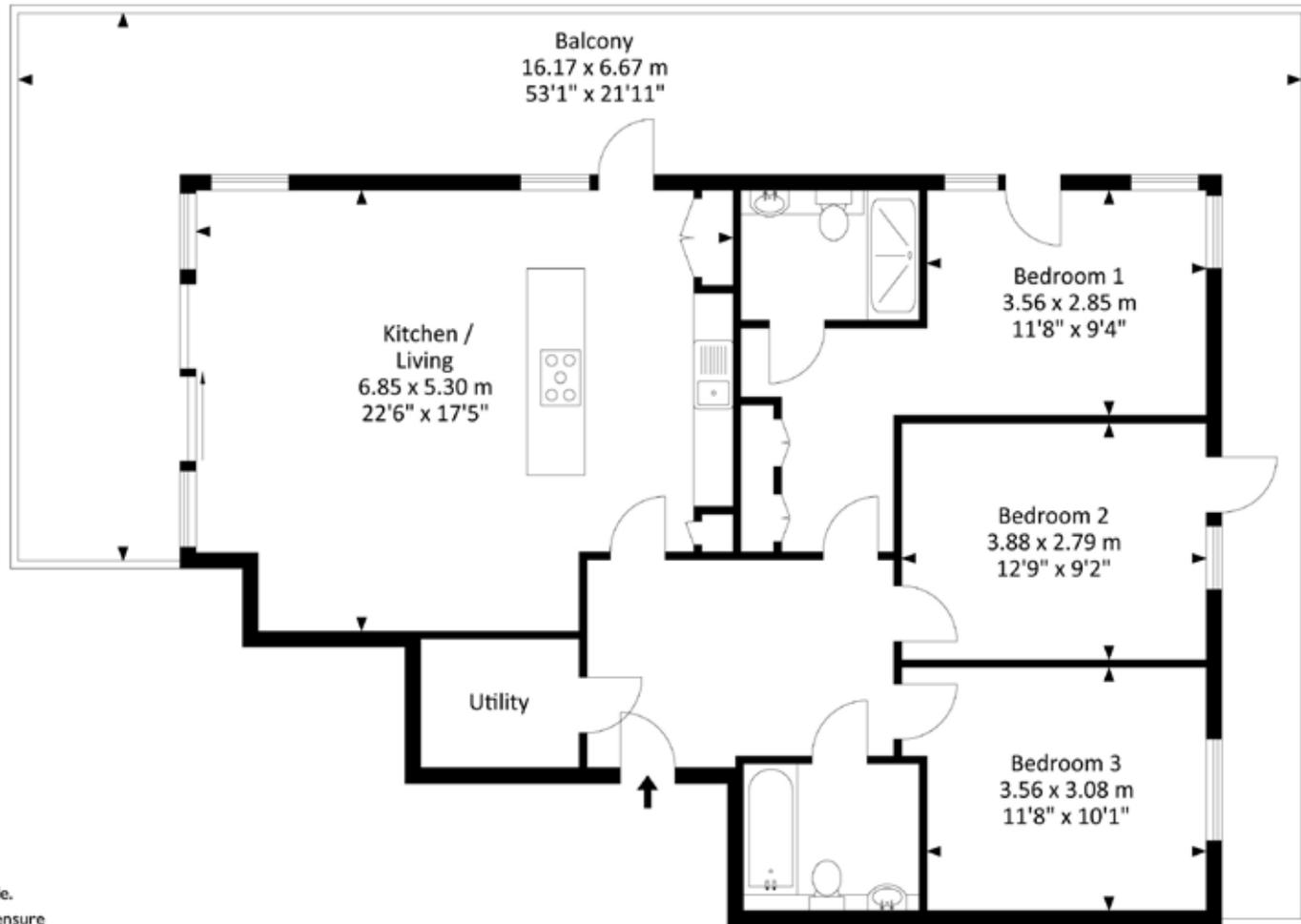
Viewing:

Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
1053.9 Sq.Ft - 97.9 Sq.M



For illustrative purposes only. Not to scale.
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.