



21 New Retort House

Lime Kiln Road, Bristol, BS1 5DZ

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A fabulous penthouse apartment with some of the finest harbour views in the city; lateral accommodation spread over 1175 sq. ft with gated off-street parking and a 620 sq. ft wrap-around terrace.

A superb 1175 sq. ft three-bedroom penthouse apartment | 620 sq ft south and west facing wrap-around roof terrace | Fabulous harbour views | 26' open-plan kitchen, dining and sitting room opening onto the roof terrace | Utility cupboard | Main bedroom suite with an en-suite shower room | Two further double bedrooms | Family bathroom | All bedrooms with fitted wardrobes | Gated undercroft parking space with EV charge point | 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 just a few years ago, the property blends seamlessly between Bristol's strong commercial past and modern, luxury harbourside living.

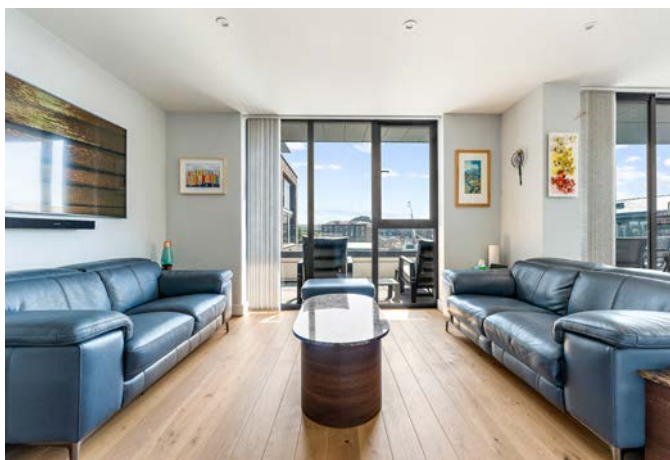
On the opposite side of the harbour (a short water taxi across or a level walk away) is the SS Great Britan and award winning Cargo, as well as the M-Shed museum and Underfall boatyard.

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

Quite simply, this is one of Bristol's best penthouse apartments. Located across the third (top) floor, with exceptional views to the south and west the penthouse presents some 1170 sq. ft sq. ft of lateral accommodation, complete with two bath / shower rooms and a superb dual aspect 26' open-plan kitchen, dining and sitting room running across almost the entire front width of the property; opening out onto the roof terrace and views beyond.

For sale for the first time since new, the current owners have improved the property; adding a fitted desk/office area and bespoke fitted wardrobes and cupboards to provide extensive storage solutions throughout, together with an upgraded Mechanical Extract Ventilation system.





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, microwave, electric oven, dishwasher and Insinkerator food waste disposal unit. It has a sizeable central island overlooking the reception space and stunning harbour views.

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.

Along the hallway are three well-appointed bedrooms each with fitted wardrobes. 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 bathroom. Bedroom 2 also has its own access out onto the terrace.

In the hallway there is a useful fitted utility cupboard and a recessed fitted desk area, whilst the entrance hall, boasts extensive cupboard space for storing coats and boots.

In all, this is a truly immersive light-filled lateral apartment right on the edge of the harbour in a highly sought-after prime Bristol location.

Outside

Running alongside the top floor footprint of the penthouse is a wraparound private roof terrace with awnings; taking in panoramic views across the harbour to Brunel's SS Great Britain to the south, as well as to the west and North. 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

Directions: Post Code BS1 5DZ

Viewing: Strictly by appointment with Rupert Oliver Property Agents

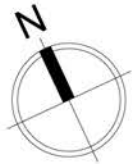


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Approx. Gross Internal Area
1176.50 Sq.Ft - 109.30 Sq.M

Balcony
622.90 Sq.Ft - 57.90 Sq.M

Total
1799.40 Sq.Ft - 167.20 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.

