



## 22 Liberty Garden

Caledonian Road, Bristol, BS1 6JW



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**A rare and beautifully presented penthouse harbourside apartment finished to a top spec with direct lift access, a single garage and a substantial private terrace with exceptional water views.**

Fully refurbished harbourside penthouse apartment totalling 1464 sq. ft | Substantial, private roof terrace of 905 sq. ft with far reaching harbourside views | High spec Miele / AEG kitchen with Corian worktops and breakfast bar | Impressive, open planning living / dining room with high ceilings, Bang & Olufson home entertainment system and surrounding harbour views | Principal suite with dressing room and Porcelanosa en suite shower room | Large second bedroom with luxurious en suite shower room | Exclusive lift access to the top floor; spacious entrance hall | Single garage and access to further leased off street parking | Prime harbourside location with close proximity to Wapping Wharf | No onward chain | EPC: C

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### Situation

Liberty Gardens is a central harbourside location situated in the sought-after Point development; on a no-through road with direct views over Bristol's iconic floating harbour. Over the last 10 to 15 years or so, the harbourside has been sensitively developed, with the creation of nearby Wapping Wharf and its award-winning choice of small independent shops, bars and restaurants in Cargo and Cargo2.

The harbour itself provides excellent leisure opportunities; with sailing, stand up paddle boarding, canoeing and rowing all available nearby; and Ashton Court Estate a little over 1.5 miles away, perfect for cycling and long walks. Bristol Airport is under 8 miles away and Bristol Temple Meads Station 1.5 miles away, providing convenient access to London by train and by car (M32: 3 miles), and mainland Europe by air.







## For Sale Leasehold

A rare and substantial harbourside penthouse apartment with a generous internal footprint of 1464 sq. ft and a fantastic, private roof terrace totalling 905 sq. ft with magnificent water views.

Occupying the entire top floor, the apartment is accessed via a light and well-maintained communal entrance hall and lift. The lift opens into a spacious, dual aspect vestibule with abundant natural light and providing excellent storage.

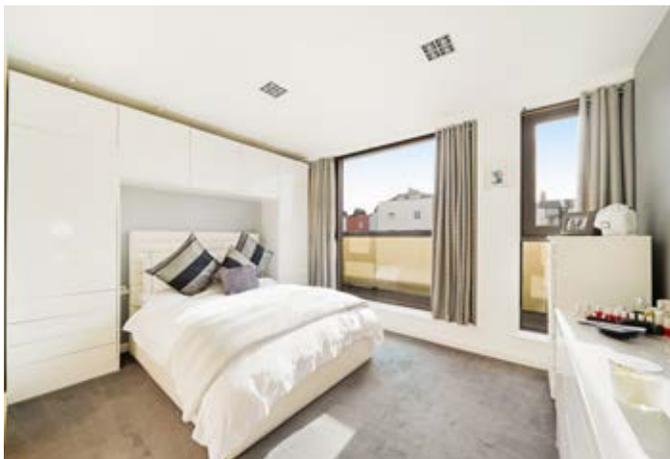
The front door leads into a wide and generous entrance hall with multiple cupboards on the right providing ample storage as well as plumbing for white goods. There is also a fully tiled, modern WC.

The hall opens into a jaw dropping, open plan kitchen living room with high ceilings and full height, fully glazed windows and doors providing abundant light and phenomenal views. The kitchen is top spec with Corian worktops, whitewashed wall and base units providing ample storage, a breakfast bar and a full suite of integrated appliances including a Miele oven and fridge, AEG four ring induction hob with extractor, wine fridge and microwave oven.

The kitchen flows seamlessly into an impressive living / dining room with excellent ceiling height, a fully glazed, dual aspect and superb harbourside views towards Cabot Tower. The sense of light and space is superb and there is comfortably enough space for 10+ people dining. There is also an integrated Bang and Olufson home entertainment system with surround sound (subject to negotiation) and ample space for relaxing or hosting large parties.

French doors lead directly onto an exceptional, paved roof terrace with glass balustrades and gorgeous harbour views over the water to Cabot Tower. There are external electrics and water supply for an outdoor kitchen, perfect for barbecuing, dining al fresco and entertaining large groups.

The bedrooms are located to the rear of the building and are both generous doubles. Bedroom one is substantial (having previously been two bedrooms that have been knocked through) with a characterful pillar as well as a dressing room and luxurious Porcelanosa en suite shower room with a double walk-in rain shower, wall mounted sink with cabinetry and alcove storage. This room benefits from direct access to its own, private, south facing decked terrace. Bedroom two is also generous with a south facing orientation and a top spec porcelain tiled en suite shower room with walk-in rain shower, wall mounted sink with cabinetry and an illuminated wall mirror.





The property comes with an allocated single garage to the rear of the building. The owners also rent a nearby parking space for £100 a month and have said this arrangement could be passed on.

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 6JW

Viewing: Strictly by appointment with Rupert Oliver Property Agents

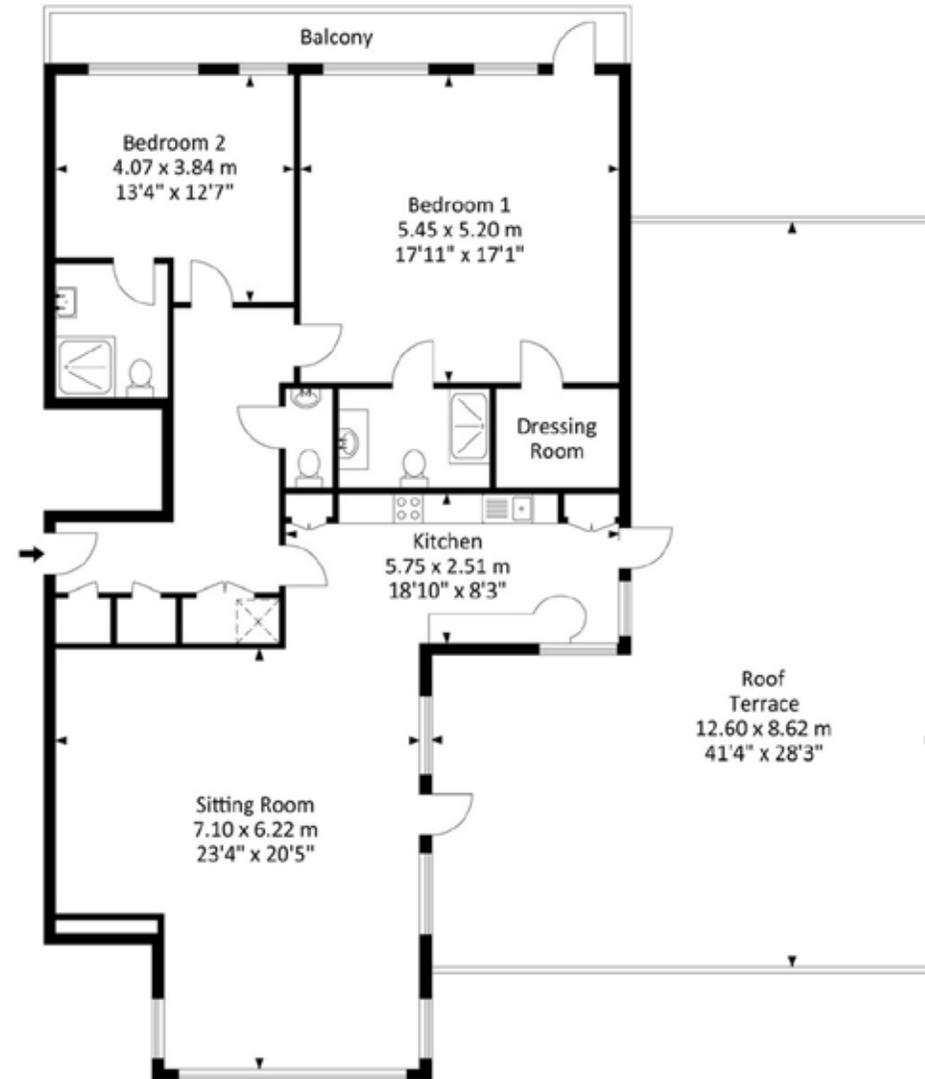


# Liberty Gardens, Caledonian Road, Bristol, BS1 6JW

Approx. Gross Internal Area  
1464 Sq.Ft - 136 Sq.M

Roof Terrace Area  
905 Sq.Ft - 84.10 Sq.M

2 Bedrooms  
2 Bathrooms



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.