1121 Eclipse

Broad Weir, Bristol, BS1 3DH

RUPERT OLIVER
property agents

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A stunning penthouse duplex apartment with far-reaching views in the heart of Bristol; complete with south-west facing wrap-around roof terraces and circa 1800 sq. ft of luxury accommodation.

Exceptional duplex penthouse apartment in an iconic landmark Bristol building | Circa 1800 sq ft of stylish internal accommodation | Sensational circa 45' open plan kitchen, dining and sitting room across the top floor | Superb master bedroom suite (created from two original double bedrooms) with "his & hers" ensuite bathrooms (easily converted back to two bedrooms) | Second double bedroom with a luxury en-suite bath & shower room | Wrap-around terrace connecting each of the bedrooms and two bathrooms | Secure lift access to the Penthouse floor | Substantial and far-reaching views | Generous storage | EPC: D | ESW1 Compliant: Rated A1

Situation

"Eclipse" is a landmark building in the heart of Bristol, with its iconic elliptical silhouette prominent against the city skyline.

Situated in the heart of the city in the renowned Cabot Circus development, the building rises up from the Harvey Nicholls department store with easy access to the numerous world-class shops, bars, cafes and restaurants on the doorstep.

Bristol Temple Meads Train Station under a mile's walk providing convenient access to London by train and by car (M32: 0.2 miles), and mainland Europe by air (Bristol Airport is 8 miles away).

For Sale Leasehold

Once in a while a truly exceptional apartment comes to the market, and 1121 Eclipse is just such an apartment. Spread across the southern half of the top two floors (14 & 15) of this landmark Bristol building it affords some of the very best views the city has to offer.

Owned by the same owners since new it has been finished beautifully and adapted to suit their own needs; easily reversable should a new owner require a different layout.

Approached from the rear of Harvey Nicholls department store, the residential units benefit from a private entrance with twin lifts servicing the apartments. The Penthouse floors enjoy exclusive access arrangements, with only the two owners of the top floor Penthouse apartments able to access the top two floors.

Day to day access is from the top floor; with access into the incredible 45' open-plan kitchen, dining and sitting room; with floor to ceiling picture windows greeting, you every day on entry and affording far-reaching south-westerly views.

And the views are dramatic; stretching from Lansdown and Kelston on the outskirts of Bath in the south-east, across Bristol's famous floating harbour and Castle Park up to Cabot Tower in the north-west. Truly breathtaking.

Triple height floor to ceiling windows dominate the kitchen area which is beautifully appointed and extremely sociable, fitted with an expansive range of floor and wall-mounted storage cupboards, central peninsula island with breakfast bar and sliding glass doors out onto the west facing terrace.

Open-plan to the kitchen is the gorgeous open plan dining and sitting room with additional access out onto the wrap-around terrace and jaw-dropping views. Hardwood flooring and feature radiators compliment the outside vista, with natural light pouring into the property from dawn through 'til dusk.

From the siting room stairs lead down to the 14th floor and the versatile suite of bedrooms. On purchase, the apartment was configured with three double bedrooms, each served by an en-suite bath / shower room.

The current owners however required only two, and converted two bedrooms into one to create a truly fabulous principal bedroom suite; a little under 30' long with panoramic views across the Bristol skyline.

The bedroom is served by as large walk-in wardrobe, and the current owners have upgraded the principal en-suite with a feature stand-alone stone cut twin ended bath, oversize enclosed shower cubicle his & hers sinks and a separate enclosure for the w.c and bidet. Tumbled marble floor tiles add a touch of luxury underfoot with a door opening out onto the roof terrace for a post-soak sundowner (or morning coffee!).

The second en-suite (perfect for his & hers bathrooms) is still in place to serve a third bedroom if required.

The second bedroom has one of the best views in the property; a perfectly placed picture window framing the views to the south and is served by a suite of fitted wardrobes and a beautifully appointed en-suite bath & shower room; with a panelled bath, oversize shower cubicle, w.c and wash basin. This too has individual access onto the south side of the wrap-around roof terrace.

Accessed via the hallway, which is stylishly finished with Versace wallpaper, is access to several useful store cupboards, utility space as well as independent access to the 14th floor communal entrance hall with lift access down to the ground floor.

Outside

Both floors of 1121 Eclipse benefit from wrap-around roof terraces, facing a favoured south-west orientation and finished with ceramic floor tiles – all with sensational city views.

The current owners rent two parking spaces from a nearby car park, with a pedestrian link to Eclipse from the ground floor entrance hall.

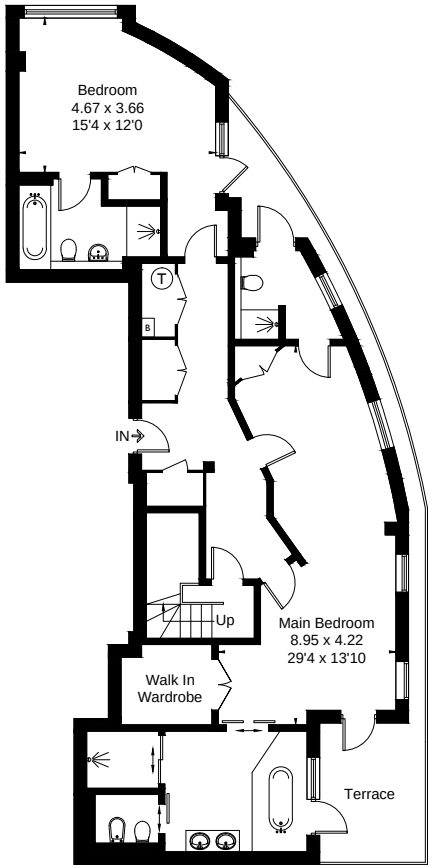
Services: Mains water, electricity, gas and drains. Gas central heating system. Ultrafast broadband available.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band G

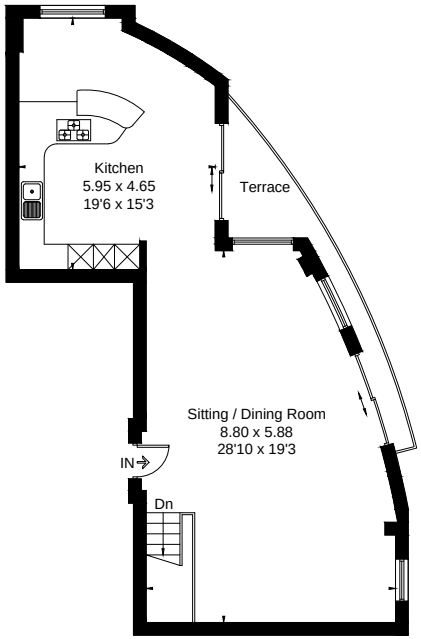
Directions: Post Code BS1 3DH

Viewing: Strictly by appointment with Rupert Oliver Property Agents

Approximate Area = 174.6 sq m / 1879 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Lower Floor



Upper Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.ie 308304

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The Property Ombudsman

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