



60 Regent House

Lombard Street, Bristol, BS3 1FT



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A light and spacious, high spec, penthouse floor apartment with a unique and characterful layout, concierge service and allocated off street parking with EV charging.

A unique and characterful top floor apartment totalling 1017 square feet | High spec SMEG kitchen with quartz worktops, peninsular and breakfast bar | Open plan dining room with ample space for circa 8 people dining | Unique, circular, southwest facing sitting room with abundant natural light | Principal suite with walk in wardrobe and en suite shower room | Large second bedroom and a substantial family bathroom | Lift access to the top floor; spacious entrance hall with Amtico flooring | Allocated off street parking for one car with EV charging | Prime City and Country development and BS3 location with close proximity to the city centre, Temple Meads and the harbourside | Bicycle storage, lift and concierge service | EPC::

Situation

Regent House at Factory Number One by City & Country enjoys an exceptional Bedminster location, perfectly positioned for easy access to the very best of central Bristol living. Just a short walk away, Wapping Wharf and the vibrant Bristol Harbourside offer a dynamic mix of waterside dining, independent retailers, and cultural attractions. Equally close, North Street is renowned for its thriving café culture, acclaimed restaurants, and creative energy.

Green spaces are also in abundance, with Victoria Park just moments away—ideal for morning runs, weekend picnics, or simply unwinding outdoors. The nearby Ashton Court Estate offers acres of parkland, woodland walks, and panoramic views across the city.

For commuters, Bristol Temple Meads is within easy reach, providing direct connections to London and beyond, while Bristol City Centre is just minutes away, ensuring effortless







access to the city's commercial, retail, and leisure hubs. Major road networks, including the M32, M4, and M5, are in proximity and Bristol Airport is 7 miles away with flights to mainland Europe and beyond.

For Sale Leasehold

A unique and characterful, top floor apartment with lift access and allocated off street parking for one car with EV charging at Factory Number One, a high spec development from premium developer City and Country.

The apartment is accessed via a concierge and lovely landscaped grounds with level lawns and well stocked borders, ideal for relaxing during the summer months. The front door leads into a well-maintained communal hall with lift access to the top floor.

The entrance to the flat is wide and spacious with Amtico flooring and two cupboards providing excellent storage as well as plumbing for white goods. Immediately to the left is a substantial 25-foot, open plan kitchen dining room, ideal for cooking and entertaining.

The kitchen is light and modern with a central peninsular with integrated sink unit, quartz worktops and a breakfast bar for four people. The SMEG appliances are integrated and include an oven, combi oven, fridge freezer, four ring induction hob with extractor and a dishwasher. There are ample wall and base units for storage, quartz worktops, backsplash and upstand as well as timber effect Amtico flooring and spot and undercounter lighting.

A charming timber staircase leads up to a raised, characterful, circular, southwest facing sitting room with abundant natural light and far reaching, panoramic views via four large sash windows with blinds. There is chandelier lighting overhead, and the semi-circular sofa is available by negotiation.

The bedrooms, both located at the end of the hall, are generously proportioned decent doubles with lovely, south east facing views. Bedroom one benefits from a spacious walk-in wardrobe and a modern, porcelain tiled en suite shower room with a double walk-in rain shower, wall mounted Roca sanitaryware, Vado Elements brushed gold brassware, a full-length mirror and spot lighting. The second bedroom is served by a substantial, porcelain tiled, family bathroom with a deep built in bathtub and separate, double walk-in rain shower with wall mounted Roca sanitaryware and large, recessed wall mirror with spots.





Outside

There is an extra wide allocated, off-street parking space with EV charging allocated to the flat as well as access to a communal bike store and concierge service.

Services

All mains connected.

Local Authority

Bristol City Council: 0117 922 2000

Council Tax: Band E

Directions

Post Code BS3 1FT

Viewing

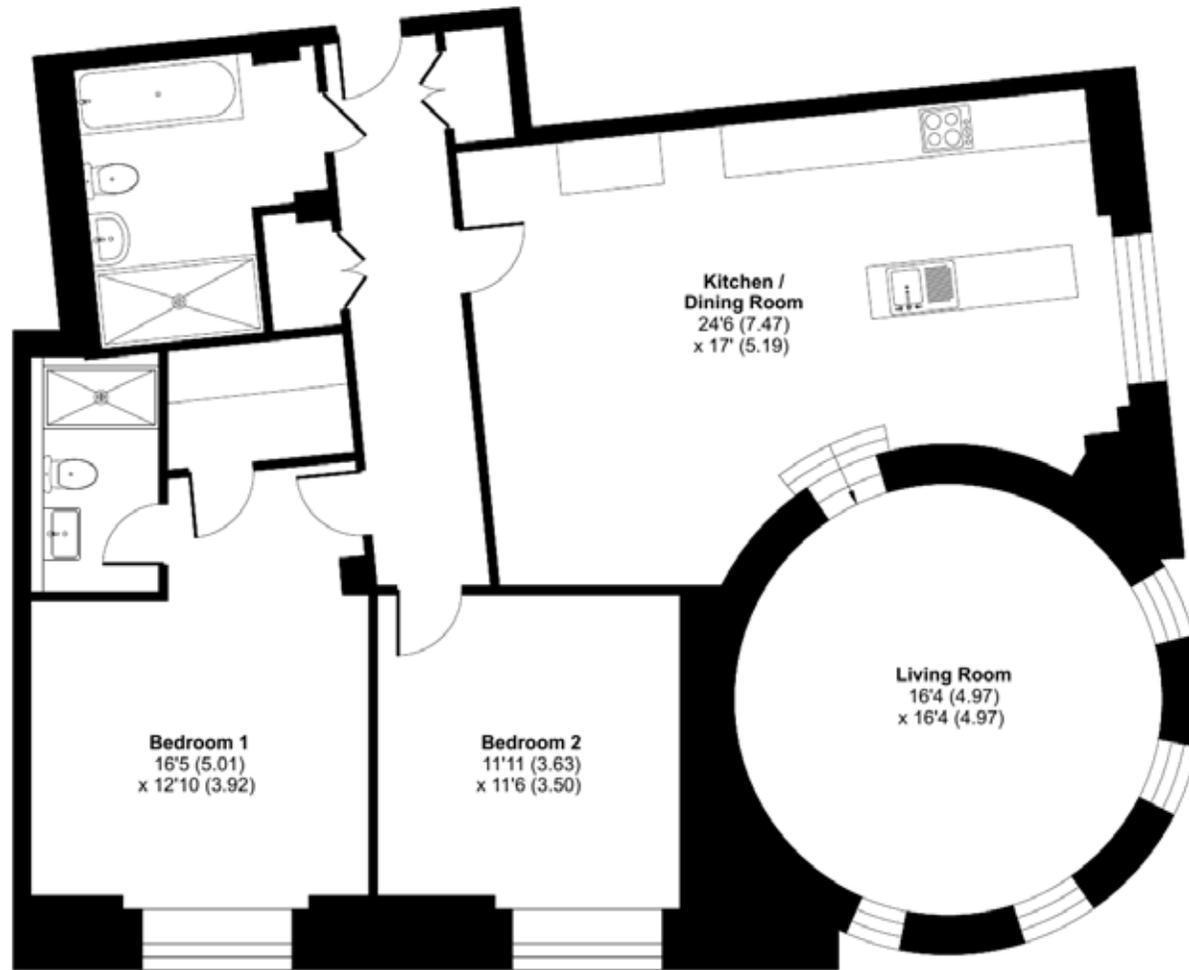
Strictly by appointment with Rupert Oliver Property Agents



Regent House, Lombard Street, Bristol, BS3

Approximate Area = 1195 sq ft / 111 sq m

For identification only - Not to scale



GROUND FLOOR



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