



31 FLOUR HOUSE

French Yard, Bristol, BS1 6UE

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A fantastic bright and airy two bedroom apartment, situated on the third floor of Flour House, complete with private off street car parking bay and a south facing private balcony.

* A WELL-PROPORTIONED TWO BEDROOM APARTMENT * SOUTH FACING BALCONY * SITUATED ON THIRD FLOOR WITH LIFT ACCESS * PRIVATE OFF STREET UNDERGROUND CAR PARKING BAY * BRIGHT AND AIRY WITH SOUTH EASTERLY ASPECT * CONVENIENT LOCATION WITH AN ARRAY OF AMENITIES AND RESTAURANTS A SHORT WALK AWAY * CONCIERGE SERVICE * OFFERED CHAIN FREE

Situation

The Flour House is a beautiful new build development which is situated on the edge of Bathurst Basin and the Avon Cut, on the edge of Bristol's historic floating harbour, forming part of City & Country's award-winning development of the former Bristol General Hospital. Within the General's development are two Michelin star restaurants - Casamia and Paco Tapas - whilst within a mile or so are many of Bristol's best restaurants and casual dining venues including the award-winning CARGO just 0.4 miles away.

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall, and also Bristol Temple Meads station. Extensive shopping is available just over 1 mile away; with a Harvey Nichols, Marks and Spencers and Showcase Cinema. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 miles of open parkland.

For Sale Leasehold

31 Flour House was completed in 2019 and forms part of City and Country's impressive redevelopment of The General Hospital, which sits a stone's throw away.

Situated on the third floor (with lift access), apartment 31 enjoys a southerly orientation and is extremely bright and airy throughout and enjoys much of the day's sun.

Accessing through the front door, a hardwood oak floor offers access through to two double bedrooms, a separate bathroom and on through to the spacious open plan kitchen and living room.





The open plan kitchen and living room is very bright and airy and well served by four very large floor-to-ceiling windows also function as French doors. The large French doors to the left offers access out onto small, private south facing balcony with room for a couple of chairs, whereas the others open out to Juliet style balconies.

The living room offers ample room for a sofa and dining table and is situated adjacent to a modern and very well appointed contemporary kitchen which hosts an array of high specification and neatly integrated Neff appliances which includes but are not limited to a fridge, freezer, dishwasher and oven. In addition to the utilities, the kitchen has ample solid stone worktop space and a good selection of cupboards and draw storage.

The master bedroom is spacious, carpeted throughout and has some very useful inbuilt storage and shares the same levels of natural light which pour in through yet another set of floor-to-ceiling French doors with Juliet balcony. The master bedroom also features a sizeable and well appointed en-suite shower room, complete with heated towel rail, w.c., sink and walk in shower cubicle.

Adjacent to the master bedroom is another large double bedroom which also features the same large windows opening out to a Juliet style balcony.

Opposite to the bedrooms is a sizeable modern bathroom which is stylishly clad with grey marbled slab tiles and features a large bathtub with overhead shower, floating toilet, WC, sink and heated towel rail.

Services

The building benefits from a central hot water and heating system allocated on demand per apartment. Telephone, superfast broadband, satellite and TV are all available by contract with the suppliers.

Local Authority

Bristol City Council: 0117 922 2000. Council Tax Band: D

Directions: BS1 6UE



French Yard, Bristol, BS1

Approximate Area = 846 sq ft / 79 sq m

For identification only - Not to scale

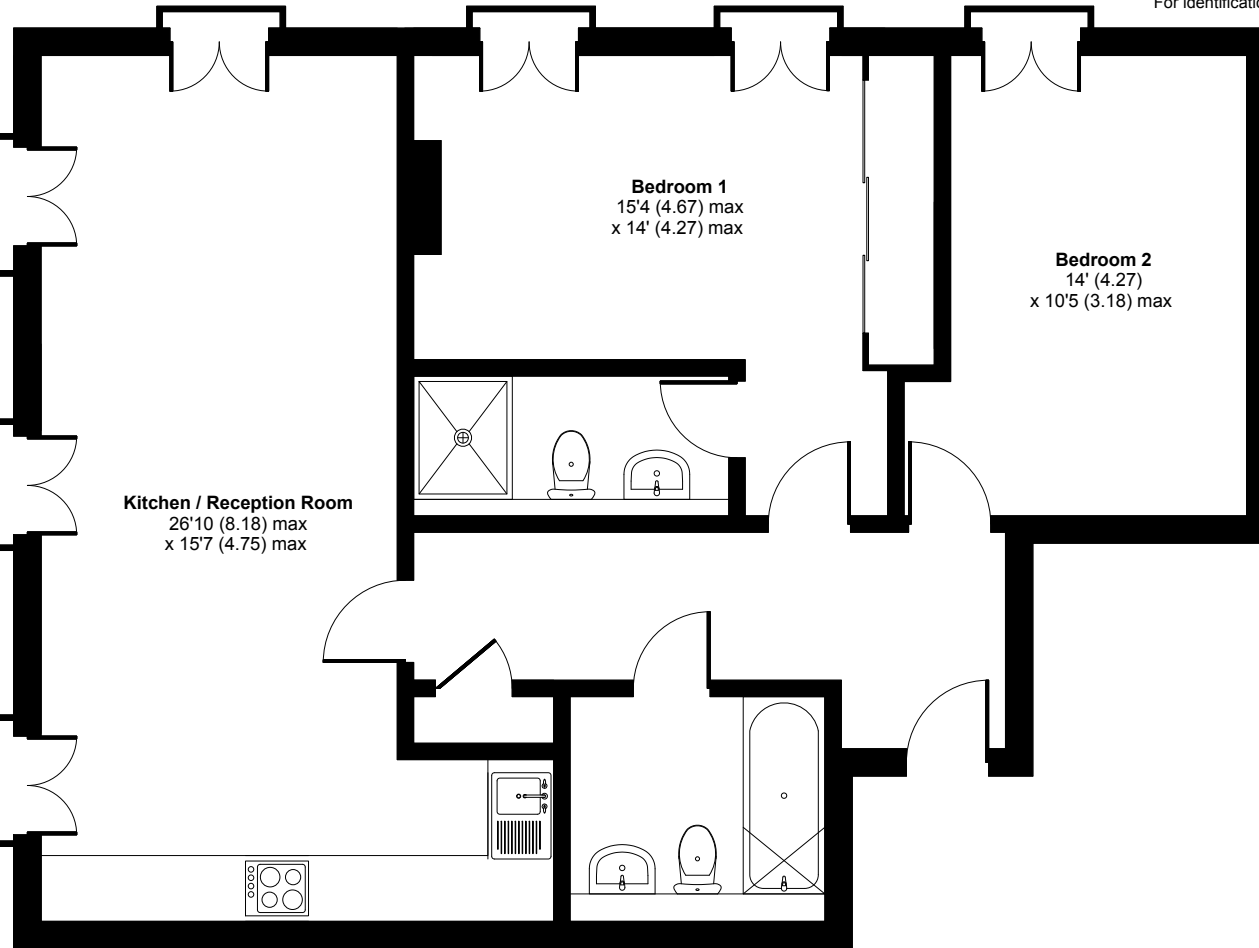


Balcony
4' (1.22)
x 4' (1.22)

Bedroom 1
15'4 (4.67) max
x 14' (4.27) max

Bedroom 2
14' (4.27)
x 10'5 (3.18) max

Kitchen / Reception Room
26'10 (8.18) max
x 15'7 (4.75) max



THIRD FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 915701



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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