



34 CAPRICORN PLACE
Lime Kiln Road, Bristol, BS8 4UA



34 Capricorn Place

Lime Kiln Road, Bristol, BS8 4UA

An exceptional two-bedroom duplex apartment with superb views over Bristol's floating harbour; complete with a two southerly facing balconies and secure parking.

A STUNNING CIRCA 1425 SQ. FT MODERN DUPLEX APARTMENT WITH FAR-REACHING VIEWS * BEAUTIFULLY REFURBISHED AND REDECORATED THROUGHOUT * FABULOUS OPEN-PLAN SITTING ROOM AND DINING ROOM * FULLY FITTED KITCHEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * GUEST BEDROOM WITH AN SHOWER ROOM * EXCELLENT STORAGE AND A SEPARATE UTILITY CUPBOARD * TWO SOUTHERLY FACING BALCONIES OVERLOOKING THE SS GT BRITAIN * ALLOCATED UNDER-CROFT PARKING * EPC: C

Situation

Capricorn Place is perfectly located on the edge of Bristol's thriving harbourside; overlooking Brunel's SS Gt. Britain and enjoying far reaching views east & west along the floating harbour. To the north lies the eclectic Clifton village, with Park Street to the east and the cultural benefits of St. George, The Old Vic and Colston Hall all within easy striking distance. On the opposite side of the harbour (a short water taxi across or a level walk away) is the award winning Cargo and Cargo 2, as well as the M-Shed museum and Underfall boatyard.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School and QEH to name but a few. The property sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

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

34 Capricorn Place is a stunning duplex apartment with one of the finest harbour views in Bristol.

The property is arranged the second and third floors, with access available through two separate front doors on each level along with lift and stair access up to both floors.





On entering the apartment, light floods through into the entrance hall and on to the luxury stripped-wood effect flooring, flowing through to the spacious sitting and room. There is excellent storage in the hall with a selection of generous storage cupboards as well as a fully fitted utility cupboard and a separate fitted cloakroom with a w.c and wash basin.

Part-glazed double doors open into a stunning 34' sitting and dining room; with light flooding in from generous floor to ceiling windows overlooking the harbour and direct views over the SS Gt. Britain.

The kitchen, separated by a pair of double doors, is modern and fitted with an integrated dishwasher, fridge, electric oven and a ceramic hob. There is plenty of prep-space with a good expanse of work-surfaces and a sociable aspect connecting through to the dining area.

Stairs lead to the upper floor with two double bedrooms each enjoying the same spectacular views across the water and each boasting a luxury en-suite shower room. The master bedroom has its own balcony with glorious views and two sets of fitted double wardrobes.

The newly installed en-suite showers, for both bedrooms, are finished to an exacting standard; with oversize walk-in showers, stylish tiling, low level w.c's, wash basins, heated towel ladders and illuminated vanity mirrors.

Outside

34 Capricorn Place has a superb second floor balcony leading off from the sitting room with a hard-wearing wood composite decked floor. There is plenty of space for a café style table and chairs whilst the harbour views are amongst the best in Bristol, taking in the full panorama of the harbour and across to the SS. Gt. Britain. From the master bedroom is a shallower walk-out balcony enjoying similarly breath-taking views.

Downstairs there is a generous parking space within the underground parking bays, as well as use of a mostly lawned communal garden with harbour views. There is also secure bike storage and access to a communal bin and recycling store.

Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

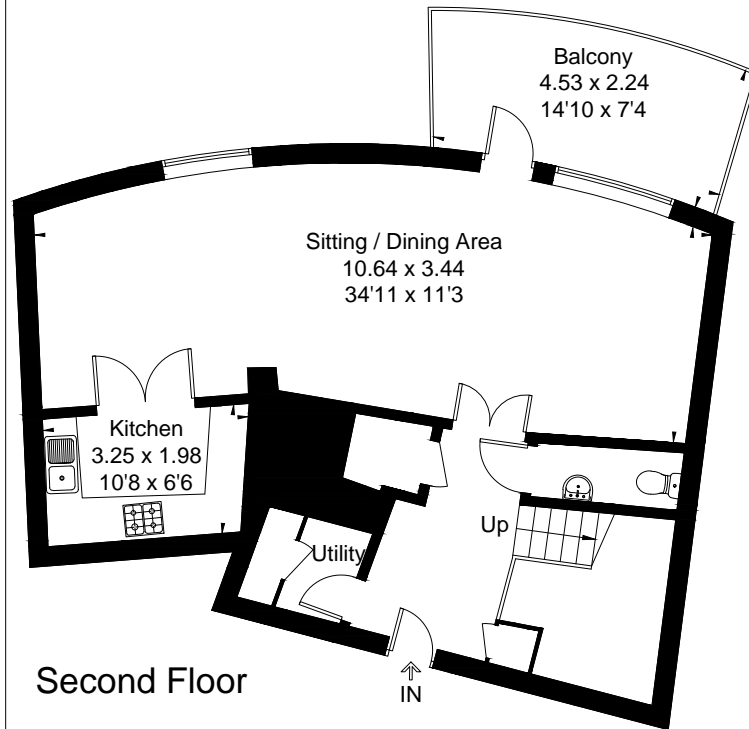
Local Authority

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

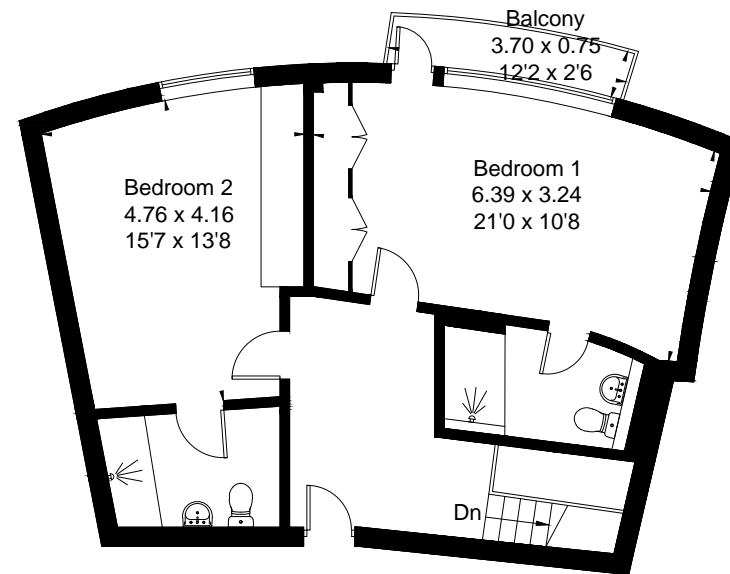
Directions: Postcode: BS8 4UA



Approximate Area = 132.6 sq m / 1427 sq ft



Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317018