



## 39 NEW RETORT HOUSE

Lime Kiln Road, Bristol, BS1 5DZ



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A stunning three double bedroom penthouse apartment with superb far-reaching harbour views complete with a full-width balcony and allocated underground parking

\* A FABULOUS THREE-BEDROOM PENTHOUSE APARTMENT \* FAR-REACHING HARBOUR VIEWS FROM A FULL-WIDTH BALCONY \* OPEN PLAN KITCHEN, DINING ROOM AND SITTING ROOM \* MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM \* TWO FURTHER DOUBLE BEDROOMS \* FAMILY BATHROOM \* UNDERFLOOR HEATING THROUGHOUT \* ALLOCATED OFF-STREET PARKING SPACE \* NO ONWARD CHAIN \* EPC: B

## Situation

New Retort House is perfectly located on the edge of Bristol's thriving harbourside; overlooking Brunel's SS Gt. Britain and enjoying far reaching views across 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.

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

Nestled between Lime Kiln Road and Bristol's iconic floating harbour, New Retort House is one of the newest editions to the city's thriving harbourside scene. Completed just a few years ago the property blends seamlessly between Bristol's strong commercial past and modern, luxury harbourside living.

Located on the top floor, with lovely views to the south and east the penthouse apartment presents almost 1000 sq. ft of lateral accommodation, complete with three double bedrooms, two bath / shower rooms and a superb open-plan kitchen, dining and sitting room.





With lift access to the top floor from the communal entrance the property opens up into a generous entrance hall with an engineered oak floor running into the sitting room as well as useful utility cupboard and a video entry 'phone system.

The open plan sitting room is a fabulous space, with plenty of room for a generous dining table and chairs as well as a seating area easily accommodating several sofas and a coffee table all taking in the superb views.

The kitchen is beautifully appointed; with Leicht cabinetry and a range of Bosch integrated appliances including an integrated fridge & freezer, induction hob, microwave, electric oven and dishwasher.

Running alongside the balcony are three double bedrooms each enjoying fabulous water views. To the end of the hallway the master bedroom is a superb size, complete with a recessed dressing area and a beautifully appointed en-suite shower room. The master bedroom also has access to the balcony which runs the full width of the house and connects at the end to the sitting room.

The two remaining bedrooms share a very well-appointed family bathroom, complete with a thermostatic shower above the bath.

#### Outside

Running along the full-width of the penthouse is a private balcony, with a wider "roof terrace" accessed from the sitting room via sliding glazed doors.

The balcony catches much of the morning and midday sun with stunning harbour views.

To the front of the apartment is a large landscaped communal garden with plenty of spaces to sit and enjoy the water views. This is a "residents only" garden albeit shared with another apartment block forming part of the same development.

This garden has direct access to the harbourside.

The apartment has access to an allocated underground parking space, as well as a communal bin store and a communal bike store.

#### Services

Underfloor heating throughout. Mains electricity, water and drainage. Telephone and Fibre Broadband by private arrangement.

#### Local Authority

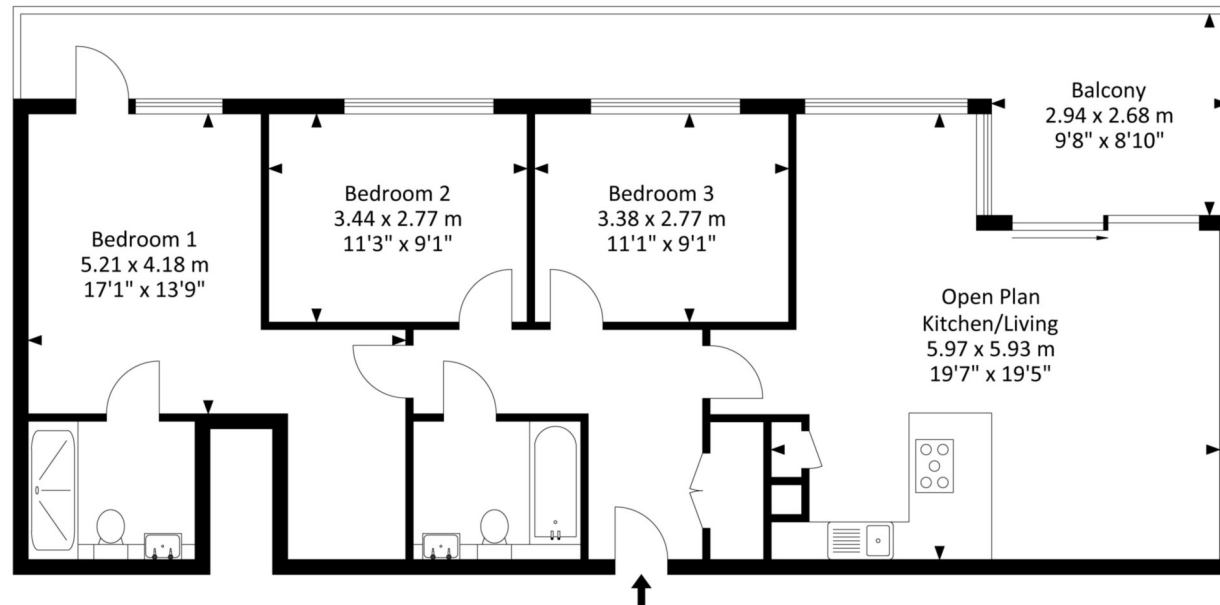
Bristol City Council: Tel: 0117 922 2000

Directions: BS1 5DZ



# Apartment 39 New Retort House, Lime Kiln Road, Bristol BS1 5DZ

Approx. Gross Internal Area  
940.10 Sq.Ft - 87.30 Sq.M



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.



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