



40 CAPSTAN ROOM

St Johns Road, Southville, Bristol, BS3 1FP

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An outstanding penthouse apartment with two double bedrooms, generous open-plan kitchen and sitting room, roof terrace, allocated parking and superb views.

STUNNING TWO-DOUBLE BEDROOM MODERN PENTHOUSE APARTMENT * SOUGHT-AFTER GATED DEVELOPMENT * SUBSTANTIAL SOUTH-FACING ROOF TERRACE * LIGHT AND BRIGHT WITH A HIGH-QUALITY FINISH * SUPERB SITTING ROOM AND OPEN PLAN KITCHEN * GENEROUS MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM * SECOND DOUBLE BEDROOM AND SEPARATE BATHROOM * UTILITY CUPBOARD * ALLOCATED UNDERGROUND PARKING SPACE WITH AN EV CHARGE POINT * NO ONWARD CHAIN * CONCIERGE SERVICE * EPC : B

Situation

Capstan Room is a striking modern apartment building in the grounds of Factory No. 1; one of the area's leading residential developments. Flanked to the east by East Street and North Street to the west – two of the local areas most popular street scenes encompassing all that south Bristol has to offer.

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic and Bristol Beacon, and also Bristol Temple Meads station and Wapping Wharf / CARGO. Extensive shopping is available moments away with an ASDA supermarket; with a Harvey Nichols, Marks and Spencers and Showcase Cinema in nearby Cabot Circus.

Clifton Village is a little under 2 miles to the north, while Victoria Park, Greville Smyth Park and Ashton Court Estate providing an expanse of nearby public open space.

For Sale Leasehold

No. 40 is the jewel in the crown of the Capstan Room; a fabulous new build apartment block in the heart of the hugely popular Factory No. 1 development.

Complete with concierge service and private, allocated undercroft parking (with an EV charge point) it truly showcases the very best that Bedminster has to offer in an exceptionally convenient and sought-after location.

Accessed via a communal hall with a lift to the sixth floor (and the undercroft parking), No. 40 occupies a generous footprint with a light-filled south and west facing orientation – along with far-





reaching views towards Ashton Court Estate, Clifton and the Suspension Bridge.

An engineered oak floor flows from the entrance hall into the expansive open plan sitting room and kitchen, with the entrance hall benefiting from a fitted utility cupboard and access to the main bathroom.

The open-plan sitting room and kitchen is exquisite; flooded with natural light from its south and west facing orientation and two pairs of French doors leading out onto the generous roof terrace with a superb far-reaching views. .

The kitchen is beautifully fitted, with an expanse of quality marble effect quartz worktops, fitted floor and wall-mounted storage, an integrated dishwasher, fridge and freezer along with an induction hob, electric oven and a microwave combi.

A large central island creates a sociable space to entertain complete with a breakfast bar and further storage.

Both the bedrooms are a lovely size, with the second bedroom having exclusive use of the well-appointed family bathroom; complete with a three piece white suite, overhead shower attachment and a wall-mounted heated towel ladder.

The master bedroom is larger, enjoying a fitted triple wardrobe with smoked mirror sliding doors and a luxury en-suite shower room. This is finished with stylish black floor and wall tiles complimented by brushed brass tapware and an oversize enclosed shower, w.c. wash basin, vanity mirror and wall mounted heated towel ladder.

Outside

Facing south and west with extensive views across to Dundry, Ashton Court and Clifton, the roof terrace provides an exceptionally generous space to relax, sunbathe, work or dine outside with more than enough room for both a dining table and chairs as well as casual seating.

The development as a whole enjoys landscaped communal gardens, is fully gated with concierge service and has an allocated off-street parking space with an EV charge point.

Services

Central hot water and heating system allocated on demand per apartment.

Local Authority

Bristol City Council. 0117 922 2000

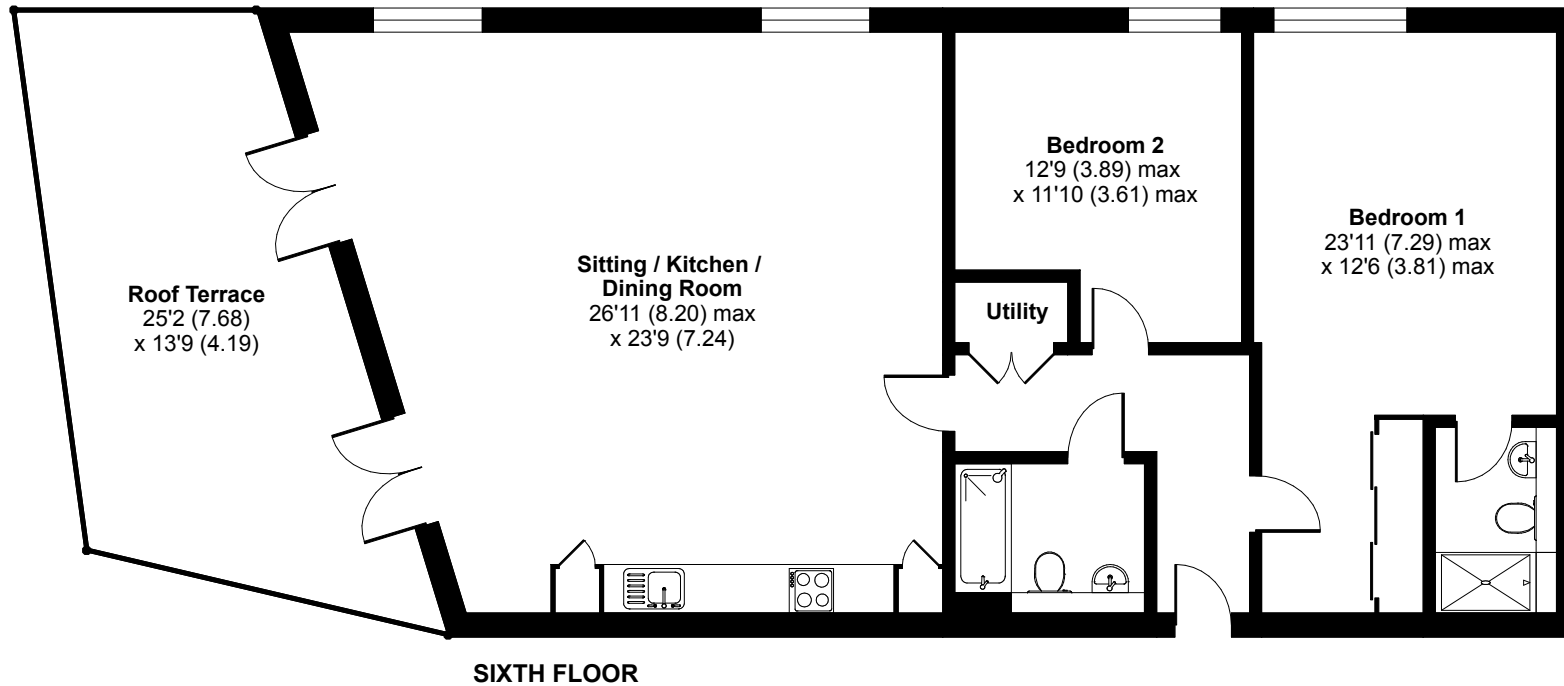
Directions: BS3 1FP



St. Johns Road, Southville, Bristol, BS3

Approximate Area = 1168 sq ft / 108.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1023293