



4 LAWRENCE HOUSE

Guinea Street, Bristol, BS1 6QT



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4 Lawrence House is a fantastic three-bedroom modern duplex apartment spanning circa 1,300 square feet internally, with a delightful private south-facing balcony.

* BEAUTIFUL MODERN THREE DOUBLE BEDROOM DUPLEX APARTMENT
* PRIVATE SOUTH-FACING BALCONY * CONTEMPORARY KITCHEN AND DINING AREA WITH AN ISLAND AND STONE WORKTOPS * ALLOCATED UNDERGROUND PARKING SPACE * SUPERB RECEPTION ROOM * THREE BATH/SHOWER ROOMS * LIGHT AND BRIGHT WITH A HIGH-SPECIFICATION FINISH THROUGHOUT * CONCIERGE SERVICE * EPC: B

Situation

This property is a wonderful modern duplex apartment building located 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 development is one fantastic Michelin Star restaurant - Paco Tapas - whilst within a mile or so are many of Bristol's best restaurants and casual dining venues within Wapping Wharf 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 and many high street shops in Cabot Circus plus Showcase Cinema De Luxe. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 acres of open parkland.

For Sale Leasehold

4 Lawrence House is an excellent modern three-bedroom duplex apartment situated on the first and second floors within a building consisting of just four private dwellings.

The apartment is hugely versatile and offers generous accommodation with quiet surroundings, making it the perfect space to relax, and entertain and offers some great features for anyone who might wish to work from home.







Accessed via a communal door and stairway on Guinea Street, Apartment 4 is accessed from the first floor of Lawrence House. Stepping through the front door, a welcoming hallway with a large storage cupboard and oak flooring provides access to the kitchen on the right and the reception room on the left.

The kitchen is well-appointed and further equipped with a selection of Neff appliances which include; an oven, microwave oven, ceramic induction hob, full-height fridge/freezer, dishwasher and a combination of wall-mounted drawer and cupboard storage. The kitchen island offers additional storage options and worktop surfaces as well as an informal breakfast bar.

The private south-facing balcony is accessed via either of the two large floor-to-ceiling doors in the kitchen. The balcony has ample room for a table and chairs and enjoys much of the day's sun, perfect for a morning coffee or enjoying an evening sundowner.

Adjacent to the kitchen is a generously proportioned dual-aspect reception room which features four impressive glazed windows as well as a recessed alcove which is perfect for a home office with a pleasant outlook across the Georgian architecture of Guinea Street.

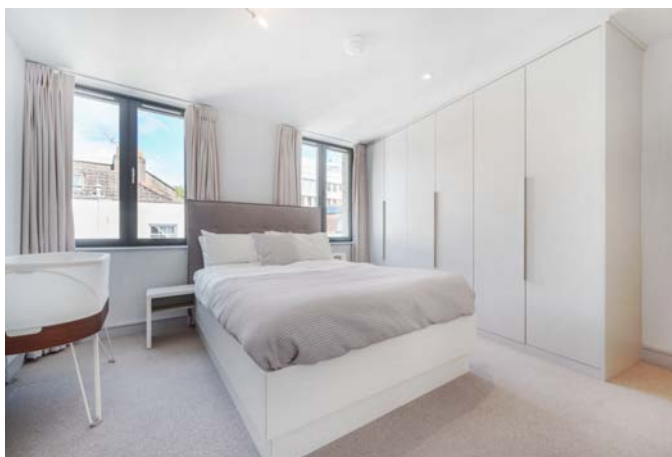
Ascending an oak staircase to the top floor, the spacious landing is illuminated by an electric domed skylight which can be opened and closed via a switch on the wall. The landing has access to the bedrooms, bathroom and utility cupboard which houses a plumbed-in clothes washing and drying machine, a 'Worcester boiler and a 'Vent-Axia' air circulation system.

This apartment has three double bedrooms, two of which are en-suite and the third which has the use of a shared family bathroom. The en-suites and bathroom are each fully tiled and tastefully designed to include Laufen floating W.C. and sinks and heated towel rails.

The current owners of this apartment have recently installed a selection of useful floor-to-ceiling bespoke integrated wardrobes in each of the bedrooms.

Vendor Comments

We feel so lucky to have lived in Lawrence House. We moved in as a couple and have enjoyed living on the doorstep of the surrounding shops, bars and restaurants and going on harbourside walks. We have started a family and had two children whilst living here and since then we have loved making the most of the nearby green spaces and child-friendly attractions. We are lucky to have brilliant and supportive neighbours in Lawrence House and we are sure that the next owners will be welcomed into that community.





Outside

The property enjoys access to a private paved south-facing balcony which enjoys much of the day's sun and is perfect for enjoying a morning coffee or evening sundowner, with ample room for a table and chairs for dinner.

The apartment also has an allocated underground parking space and access to a secure bike store.

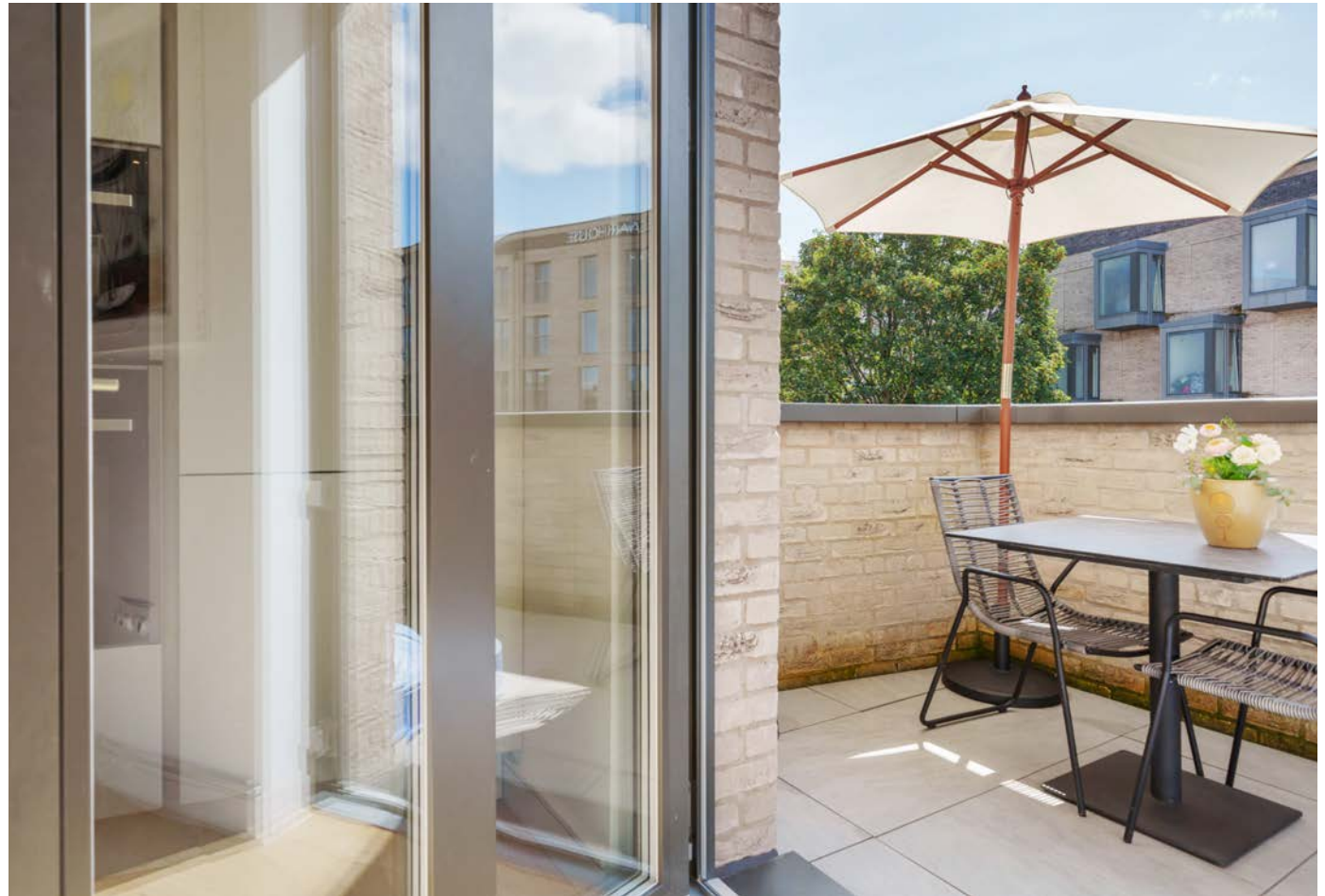
Services

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

Local Authority

Bristol City Council: Tel: 0117 922 2000

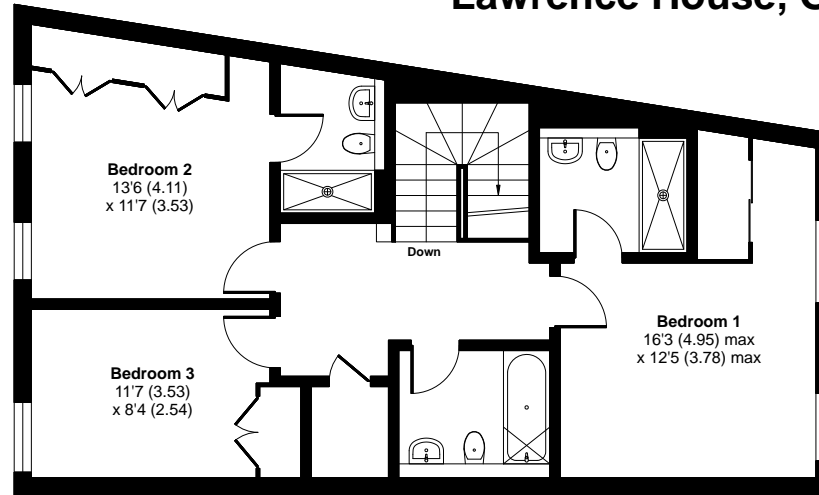
Directions: BS1 6QT



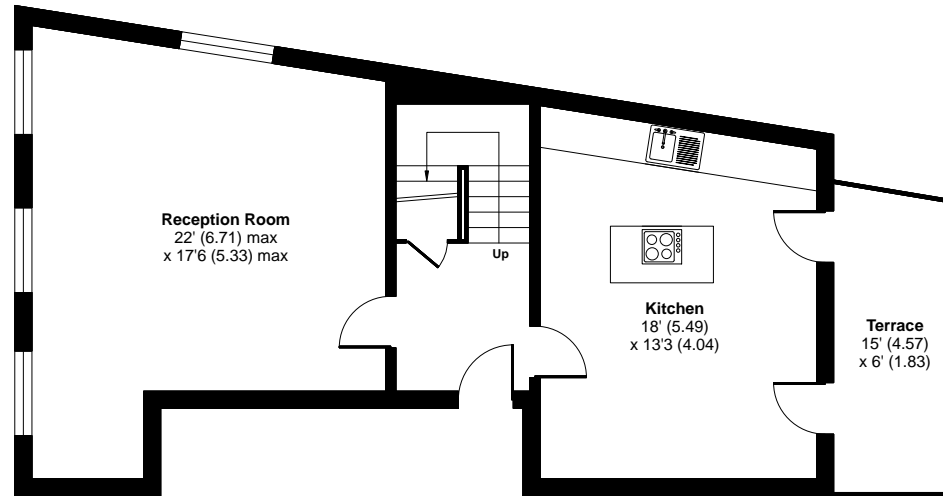
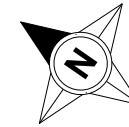
Lawrence House, Guinea Street, Bristol, BS1

Approximate Area = 1366 sq ft / 126.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



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: 1024996