



## 16 CAPRICORN PLACE

Lime Kiln Road, Bristol, BS8 4SX





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A stunning four-bedroom duplex apartment with panoramic harbour views; complete with two south-facing balconies, storage unit and two allocated car parking bays.

A FABULOUS FOUR-BEDROOM DUPLEX APARTMENT \* TWO PRIVATE SOUTH-FACING BALCONIES WITH FAR REACHING HARBOUR VIEWS \* TWO ALLOCATED OFF-STREET PARKING SPACES \* CIRCA 1850 SQUARE FT \* FAR-REACHING HARBOUR VIEWS \* PRIVATE SECURE STORAGE LOCKER \* MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM \* GUEST SUITE WITH EN-SUITE SHOWER ROOM \* TWO FURTHER DOUBLE BEDROOMS \* FAMILY BATHROOM \* NO ONWARD CHAIN \* 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 and 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 several leading independent day nurseries are nearby.

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

16 Capricorn Place is a stunning duplex apartment offering generous proportions across the second and third floors, boasting some of the finest harbour views Bristol has to offer.









This apartment is unique in offering four bedrooms, three bathrooms and a trove of storage options, as well as communal lift access to both floors, with access doors from the communal hallway available on each level.

On entering the apartment, light floods through into the entrance hall and onto the luxury stripped-wood effect flooring, flowing through to the spacious sitting room and kitchen to the right, and to the left is a generous guest bedroom with a walk-in wardrobe and en-suite shower room.

This floor features excellent storage which is accessible from the hall and includes two cupboards, an additional utility cupboard (with facilities for a plumbed in washing machine), as well as a separate fitted cloakroom with a WC and wash basin.

Part-glazed double doors open into a stunning 20' sitting and dining room; with light flooding in from floor-to-ceiling windows overlooking the harbour with direct views over the SS Gt. Britain, along with a feature porthole window. From here, French doors offer access to a south-facing balcony which is perfect for all day al fresco dining, a morning coffee and an evening sun-downer.

The kitchen, separated from the living and dining space by a pair of double doors is fitted with a range of integrated appliances and a ceramic hob. There is plenty of prep space with a good expanse of work surfaces and a sociable aspect which flows nicely; with access from both the dining area and the entrance hall.

Stairs lead to the upper floor with three further double bedrooms, two of which are located towards the rear of the property, with the master bedroom situated at the front and encompassing the full width of the property.



The master bedroom is exceptionally spacious, spanning some 20'; offering a walk-in wardrobe, en-suite bathroom as well a porthole window and a private south-facing balcony offering the same glorious panoramic views.

Towards the rear of the property are two further bedrooms which have shared use of a fully tiled 'family' bathroom, complete with panelled bath, w.c., heated towel rail and a sink.







## Outside

16 Capricorn Place has a circa 14' decked balcony on each level, both of which offer plenty of space for a table and chairs whilst also boasting wonderful harbour views with the full panorama of the harbour, across to the SS. Gt. Britain along a southerly orientation.

Downstairs are two allocated parking spaces and a large secure storage unit, which proved hugely beneficial to the previous owners. The development offers residents a (mostly) lawned communal garden, as well as secure bike storage and access to a communal bin and recycling 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

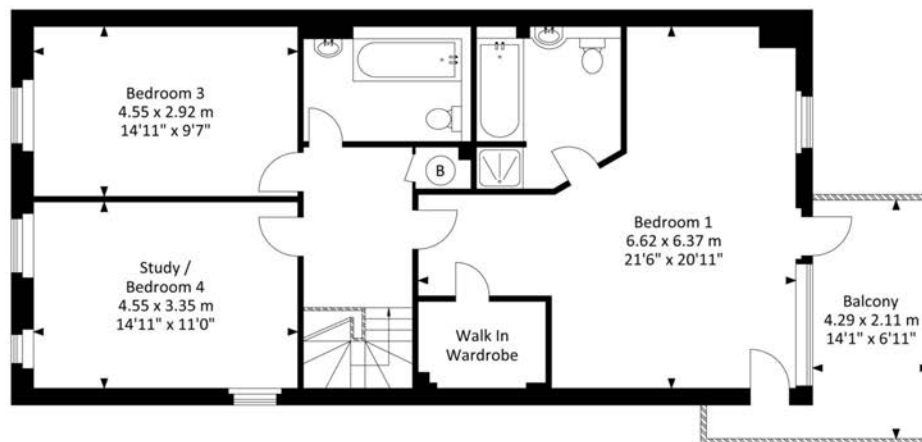
Council Tax: Band F

Directions: Postcode: BS8 4SX

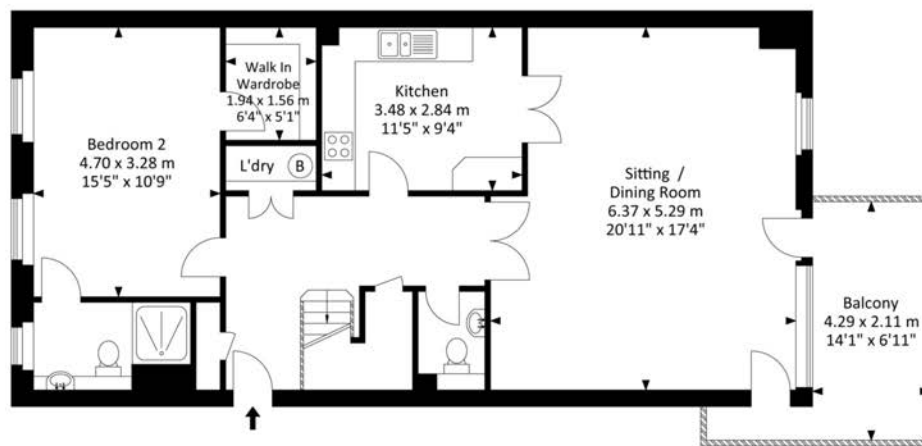


# Capricorn Place, Bristol

Approx. Gross Internal Area  
1851.0 Sq.Ft - 172.0 Sq.M



Third Floor



Second Floor

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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