



**22 CAPRICORN PLACE**  
Lime Kiln Road, Bristol, BS8 4SX









# 22 Capricorn Place

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A stunning three-bedroom Penthouse apartment with superb panoramic harbour views; complete with a westerly south-facing roof terrace and allocated parking.

A FABULOUS THREE-BEDROOM PENTHOUSE APARTMENT \* PRIVATE WRAP-AROUND ROOF TERRACE WITH FAR REACHING HARBOUR VIEWS \* UNDERGROUND ALLOCATED PARKING BAY \* CIRCA 1350 SQUARE FT \* STUNNING OPEN PLAN SITTING AND DINING ROOM \* POGGENPOHL KITCHEN \* MASTER BEDROOM WITH AN EN-SUITE BATHROOM AND DRESSING ROOM \* GUEST SUITE WITH EN-SUITE SHOWER ROOM \* THIRD BEDROOM / STUDY \* GUEST SHOWER ROOM \* UTILITY ROOM \* EPC: B

## 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 Bristol Beacon are 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

Accessed via the main courtyard of Capricorn Place, behind secure electric gates, with video entry system. No. 22 is a striking Penthouse apartment of circa 1350 sq. ft with superb far-reaching views and an upgraded specification; including air conditioning to some rooms and a wrap-around roof terrace.











With lift access to the top floor from both the communal entrance hall and lower ground floor undercroft parking (with an allocated space) the property presents lateral living at its finest.

On entering, a sweeping hallway leads around to give access to each of the bedrooms and sitting room, as well as a generous storage cupboard, fully plumbed utility room and guest shower room.

Part-glazed double doors lead into the fabulous sitting room, with light flooding in from its triple south and west facing aspect, and glorious harbour views from the almost full height floor to ceiling square-bay windows; complete with a door leading out onto the roof terrace with far reaching river views.

There is ample space for seating along with room for a dining table and chairs; with a striking Bio Ethanol fitted fireplace and bespoke wall-mounted TV cabinet above.

From the dining area, double doors leads into the modern state of the art Poggenpohl fitted kitchen; with its granite work tops and extensive range of floor and wall mounted storage. Integrated appliances include a MIELE dishwasher, undercounter fridge, SIEMENS 4-ring gas hob and electric oven and grill. Undercounter lights provide additional lighting along with LED kick lights and smoked mirror splash backs to complete this lovely sociable space.

Accessed from the hall is a useful utility room; with space for a dual washing machine and dryer, along with an undercounter freezer. There is further storage space, a wall mounted boiler (replaced in 2022) and a separate cupboard housing the hot water tank.

With some of the very best views on the harbour, the master-bedroom looks out across the harbour to the SS Great Britain and beyond; down to Underfall boatyard and towards Bedminster Down. Truly stunning. French doors lead out onto the roof terrace, linking the bedroom to the sitting room for a truly unique indoor / outdoor lifestyle.

In addition, the master bedroom enjoys a generous walk-in wardrobe and dressing room along with a beautifully appointed and fully tiled en-suite bath and shower room.

To the front of the property is a large second bedroom served by a well-appointed fully tiled en-suite shower room.

To the rear, again with fabulous harbour views, is a versatile third bedroom, complete with Sharps fitted home office furniture. This could easily pivot back to a bedroom if desired and again enjoys sweeping harbour views.









The third bedroom is served by its own separate shower room (also doubling as a guest cloakroom) accessed from the hallway; with a contemporary fully tiled finish.

### Outside

22 Capricorn Place has a truly superb full-width wrap around roof terrace; part paved and part decked with exceptional harbour south and west facing views across to the SS Great Britain and beyond.

There is ample space for a dining table and chairs, and sun loungers to capture its sun soaked orientation catching much of the day's sun.

Downstairs, with direct lift access, is an allocated parking space in the gated undercroft parking. The development offers residents a (mostly) lawned communal garden, as well as secure bike storage and access to communal bin and recycling stores.

### Services

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

Service Charge: Circa £5,200pa

Ground Rent: £250pa

Lease Length: 999 years less 10 days from 1 February 2002

### Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax Band: F

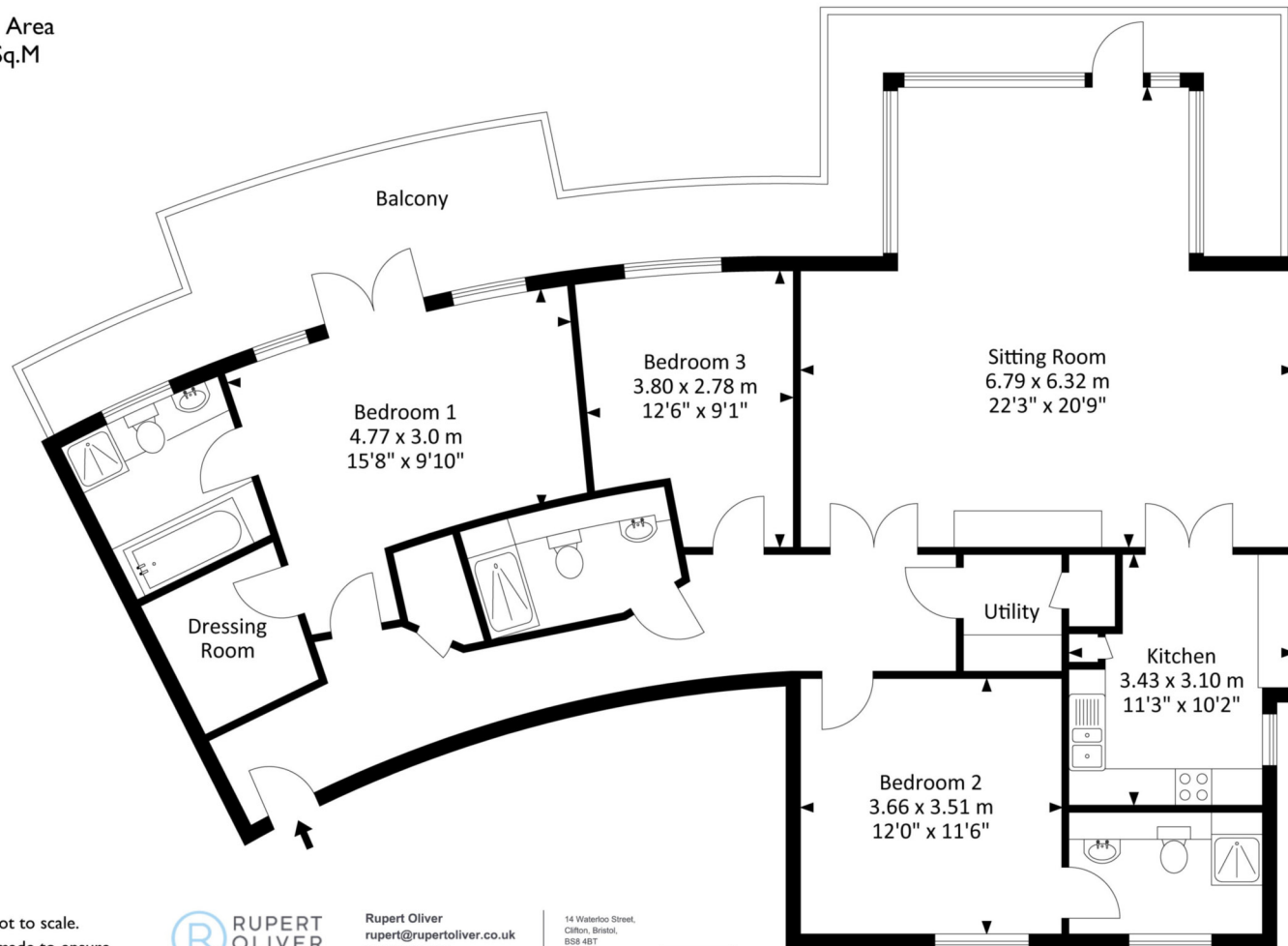
Directions: BS8 4SX





# Capricorn Place, Bristol

Approx. Gross Internal Area  
1325.90 Sq.Ft - 123.20 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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