



15 OCULUS HOUSE

Lime Kiln Road, Bristol BS1 5DN

15 Oculus House

Lime Kiln Road, Bristol BS1 5DN

A well-proportioned two double bedroom apartment situated on the top floor of a characterful period conversion with superb harbour views.

* A FABULOUS TWO-BEDROOM PENTHOUSE APARTMENT * LOVELY VIEWS OVER TO THE SS GREAT BRITAIN * OPEN PLAN KITCHEN, DINING ROOM AND SITTING ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * FURTHER DOUBLE BEDROOM * SEPARATE BATHROOM * UNDERFLOOR HEATING THROUGHOUT * EXCELLENT INVESTMENT OPPORTUNITY * NO ONWARD CHAIN EPC: C

Situation

Oculus House is perfectly located on the edge of Bristol's thriving harbourside, overlooking Brunel's SS Great 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 ride 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 away respectively, with Bristol Temple Meads 2.4 miles (1.3 miles by foot) and Bristol Airport 7.4 miles away.

For Sale Share of Freehold

Apartment 15, Oculus House is nestled between Lime Kiln Road and Bristol's iconic floating harbour. Oculus House is one of the newest additions 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 (second) floor, with views to the south, east and north, the apartment presents almost circa 700 sq. ft of lateral accommodation, complete with two double bedrooms, two bath/shower rooms and an open-plan kitchen, dining and sitting room.





With lift access to the top floor from the communal entrance, the property opens into an entrance hall. The apartment is flooded with natural light in every room via a selection of wall-to-wall large casement windows. The living room, kitchen and hallway feature engineered oak flooring, whilst both bedrooms are carpeted, and all rooms enjoy underfloor heating.

The open plan sitting and dining room is a well-designed and generously sized space and includes a range of bespoke contemporary wall mounted storage and display units.

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

To the end of the hallway, the master bedroom is a good size, complete with a well-appointed en-suite shower room. The master bedroom has wonderful views through an open window of SS Great.

The second bedroom is also of generous proportions and is situated adjacent to a shared very well-appointed family bathroom with a thermostatic shower above the bath.

Outside

To the front of the apartment is a large landscaped communal garden with plenty of spaces to sit and enjoy the water views. This garden, which has direct access to the harbourside, is for the sole use of residents of the "Brandon Yard" development which comprises Oculus House, New Retort House and the Engine House.

The current apartment owner has access to a car parking space in a neighbouring development under an existing rental agreement which may be transferable to the buyer of Apartment 15 Oculus House.

Services

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

Local Authority

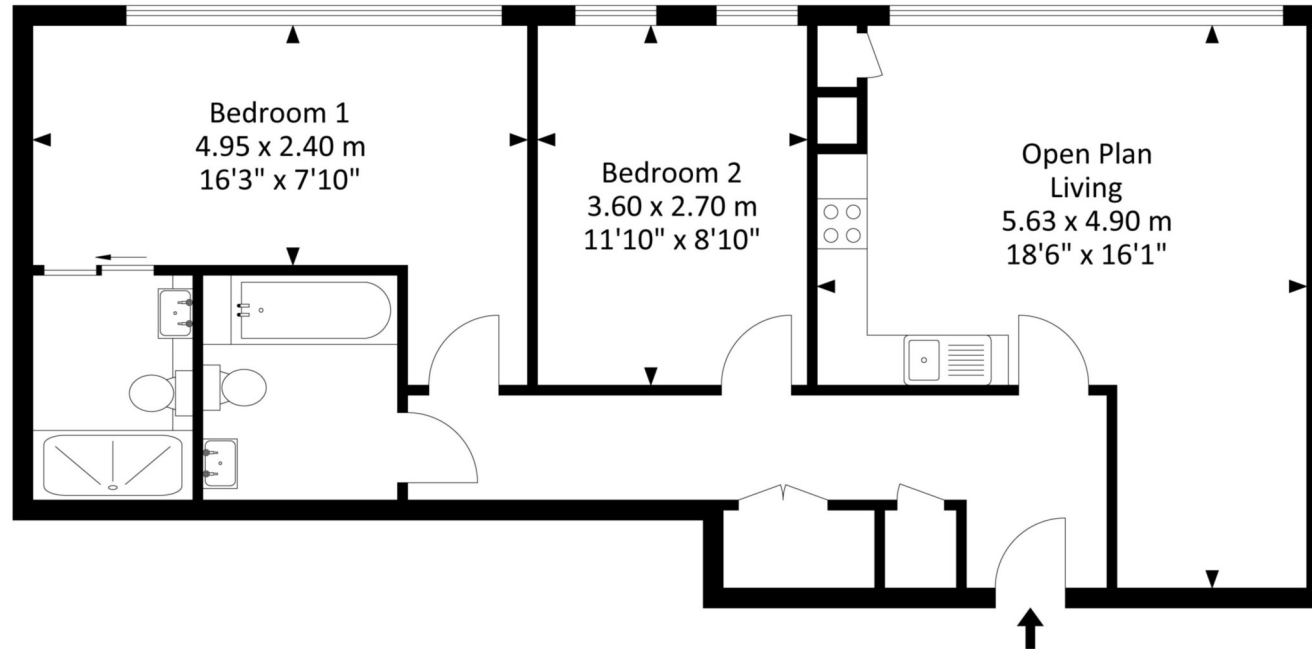
Bristol City Council: Tel: 0117 922 2000
Council Tax Band: E

Directions: BS1 5DN



Oculus House, Harbourside, Bristol

Approx. Gross Internal Area
707.0 Sq.Ft - 65.70 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.



Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
rupertoliver.co.uk



clear and effective property sales



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



IMPORTANT NOTICE Rupert Oliver Limited gives no notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rupert Oliver Limited does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Rupert Oliver Limited does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Rupert Oliver Limited and we will try to have the information checked for you.