



32 THE GENERAL

Guinea Street, Bristol, Avon, BS1 6SD



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A wonderfully proportioned two-bedroom duplex with two private south-facing terraces and an allocated under-croft parking space.

* STUNNING CIRCA 950 SQ. FT APARTMENT * OFFERED WITH A COMPLETE ONWARD CHAIN * SOUTH-FACING WITH PRIVATE TERRACES ON EACH LEVEL * SOUTH-FACING WITH PRIVATE TERRACES ON EACH LEVEL * ON THE DOORSTEP OF TWO SUPERB RESTAURANTS * BESPOKE STORAGE/CABINETRY WORK THROUGHOUT * CONCIERGE SERVICE * PACKED WITH PERIOD CHARACTER * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * SECOND BEDROOM WITH A SEPARATE BATHROOM/GUEST W.C * ALLOCATED UNDERGROUND PARKING SPACE

Situation

The General is a stunning Grade II Listed apartment building situated 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 General's development are situated two superb restaurants – Casa and Paco Tapas – whilst within a mile or so are many of Bristol's best restaurants and casual dining venues including the award-winning Cargo and Cargo2 just 0.4 miles away.

Culturally, the property is equidistant between venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall whilst extensive shopping is available at Cabot Circus just over 1 mile away; with a Harvey Nichols and various shops.

Clifton village is a little under 2 miles to the west, whilst the Ashton Court Estate (2.5 miles) provides 850 acres of public open parkland.

For Sale: Leasehold

32 The General is a wonderful example of a characterful two-bedroom duplex apartment within this award-winning development. The apartment is extremely well proportioned and enjoys a southerly aspect as well as two private terraces on both the ground and first floor.

Stepping in through the front door, a generous hallway provides access to the principal en-suite, second double bedrooms, guest W.C / bathroom and a useful utility cupboard. The current owners have had bespoke cabinetry and additional storage installed in almost every suitable space of the property, this has been done to







a very high specification and matches the original finishes perfectly.

Both of the bedrooms are good size and are situated on the ground floor with a utility cupboard and a bathroom.

The principal suite is a good size and is packed with character, showcasing refurbished original features which include the curved vaulted ceilings, metal framed floor-to-ceiling windows as well as fantastic bespoke integrated wardrobe storage. This room also enjoys exclusive access to a fully tiled en-suite, complete with heated towel rail, sink, walk-in shower cubicle and WC as well as direct access out via a pair of double-glazed French doors to a generous south-facing paved terrace.

Adjacent to the principal bedroom is another sizeable double bedroom which enjoys many of the same unique characteristics, most notably the large metal framed curved sash windows and vaulted ceilings.

A spacious fully-tiled family bathroom, useful storage cupboard and utility cupboard are also accessible from this floor.

The living room and kitchen are located on the first floor at the top of a carpeted staircase. This space is the perfect place to relax and unwind, light pours into the space via a large sash window to the right and floor-to-ceiling glazed door which has bespoke wooden shutters installed on either side. Beyond is a full-width south-facing terrace which is decked and has ample room for a dining table and chairs and receives much of the day's sun. Certainly the perfect space for those who like to entertain or enjoy some al fresco dining.

The living room is situated at the front of the property and semi-open plan to the kitchen behind, making it a very sociable space and ideal for those who like to cook.



To the rear is the kitchen which is modern and well-appointed with an expanse of work surfaces to the front and rear and plenty of floor and wall-mounted storage cupboards with under-counter lights. The current owners have taken advantage of the wonderfully high ceilings and ingeniously doubled the wall-mounted kitchen cupboard storage in a matching specification.

There are a range of Neff integrated appliances including a double oven, grill and ceramic hob as well as an integrated full-height fridge/freezer and dishwasher.

Outside

32 The General enjoys private ownership of south-facing terraces on



each level. On the ground floor and accessed from the principal bedroom is a sizeable rear patio and on the first floor (accessed from the living space) is an additional large decked terrace.

The property has an allocated underground parking space, and lift access from the communal entrance to the ground floor.

The General is approached via a well-maintained and glamorous entrance courtyard, complete with a working carved stone fountain. All of the residents enjoy the benefit of a Concierge service with a dedicated estate office.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

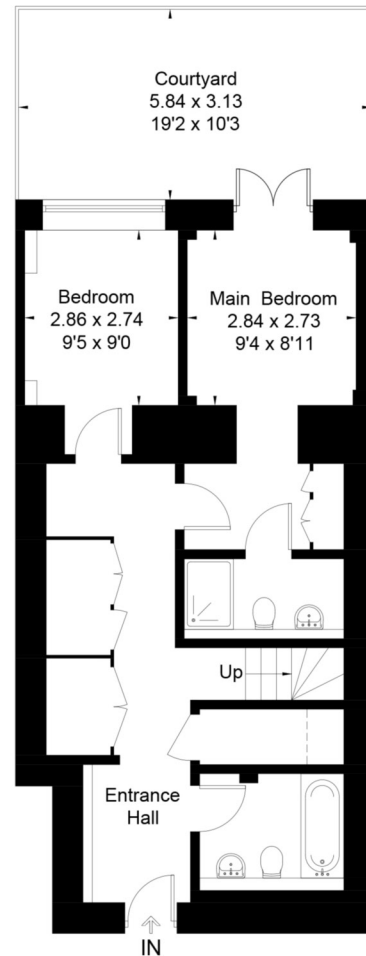
Local Authority

Bristol City Council: Telephone 0117 922 2000
Council Tax Band: C

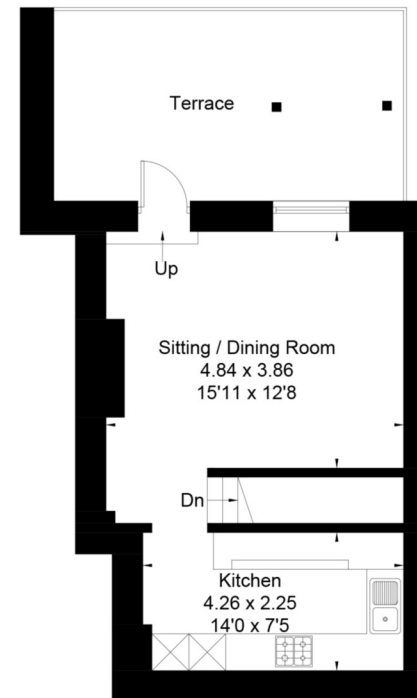
Directions: Postcode BS1 6SD



Approximate Floor Area = 87.3 sq m / 940 sq ft



Lower Ground Floor



Upper Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69162