



## 40 NEW RETORT HOUSE

Lime Kiln Road, Bristol, BS1 5DZ

# 40 New Retort House

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An extraordinary and truly exceptional duplex penthouse apartment; with a wrap-around roof terrace, stunning harbour views and two off-street parking spaces.

A SUPERB DUPLEX PENTHOUSE APARTMENT COVERING SOME 2250 SQ. FT. \* FAR-REACHING HARBOUR VIEWS FROM A WRAP-AROUND ROOF TERRACE \* 45' OPEN PLAN KITCHEN, DINING ROOM AND SITTING ROOM \* MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER \* THREE FURTHER DOUBLE BEDROOMS AND A STUDY \* TWO FURTHER BATH / SHOWER ROOMS AND A UTILITY ROOM \* UNDERFLOOR HEATING THROUGHOUT \* TWO ALLOCATED OFF-STREET PARKING SPACES EACH WITH EV CHARGE POINTS \* EXCEPTIONAL STORAGE \* EPC: B

## Situation

Nestled between Lime Kiln Road and Bristol's iconic floating harbour, New Retort 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.

On the opposite side of the harbour (a short water taxi across or a level walk away) is the SS Great Britan and award winning Cargo, as well as the M-Shed museum and Underfall boatyard.

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 with a Share of the Freehold

Quite simply, this is perhaps Bristol's finest penthouse apartment

Located across the top two floors, with exceptional views to the east, south and west the penthouse apartment presents some 2250 sq. ft sq. ft of accommodation, complete with four double bedrooms and a study, three bath / shower rooms and a superb 45' open-plan kitchen, dining and sitting room running across almost the entire top floor footprint.

Created "off-plan" in-line with the building's architects and developers, from what was initially proposed to be three apartments, the penthouse is unlike any other in Bristol.

The top floor is almost entirely given over to an expansive 45' open plan kitchen, family and dining room with a full wrap-around roof





terrace, floor to ceiling windows and jaw-dropping harbour views.

The kitchen is beautifully appointed; with Leicht cabinetry and a range of Miele integrated appliances including an integrated fridge & freezer, induction hob, microwave, electric oven, wine fridge and dishwasher; with plenty of room for a dining table and chairs.

The sitting room too has a luxury bespoke finish; with recessed (app controlled) electric blinds and a drop down cinema projector and screen.

Downstairs are four beautifully appointed bedrooms; with a boutique hotel style finish, each with fitted wardrobes and direct harbour views the master enjoys a recessed dressing room and en-suite shower room, with the remaining bedrooms sharing two further bath / shower rooms.

In addition, there is a useful study, a separate utility room and on the top floor a fitted boot room and separate w.c.

In all, this is a truly immersive "house within an apartment" right on the edge of the harbour in a highly sought-after prime Bristol location.

### Outside

Running alongside the top floor footprint of the penthouse's is a wrap-around private roof terrace with awnings; taking in panoramic views across the harbour to Brunel's SS Great Britain and to the east, south and west. An amazing space to relax and entertain; from a sunrise morning coffee to a sunset evening sundowner.

To the west side of the apartment is a large landscaped communal garden with plenty of spaces to sit and enjoy the water views. This is a "residents only" garden shared with Oculus House which forms part of the same development.

The apartment has secure gated access to two allocated underground parking spaces, each with an EV charge point, as well as a communal bin store and communal bike stores.

### Services

The building benefits from a central heating system allocated on demand per apartment. Underfloor heating throughout. Mains electricity. Telephone and Fibre Broadband by private arrangement.

### Local Authority

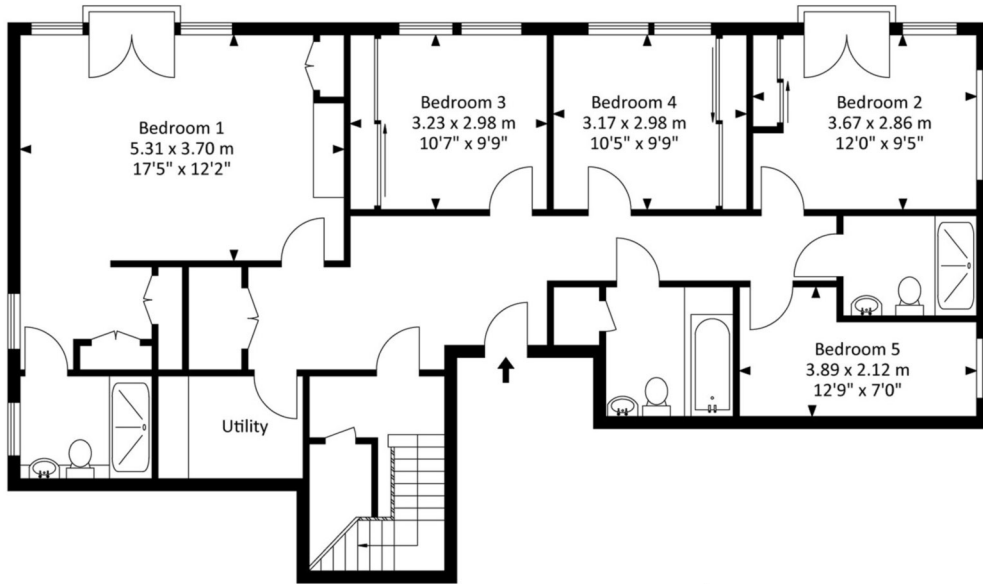
Bristol City Council: Tel: 0117 922 2000.  
Council Tax Band: G

Directions: Postcode: BS1 5DZ

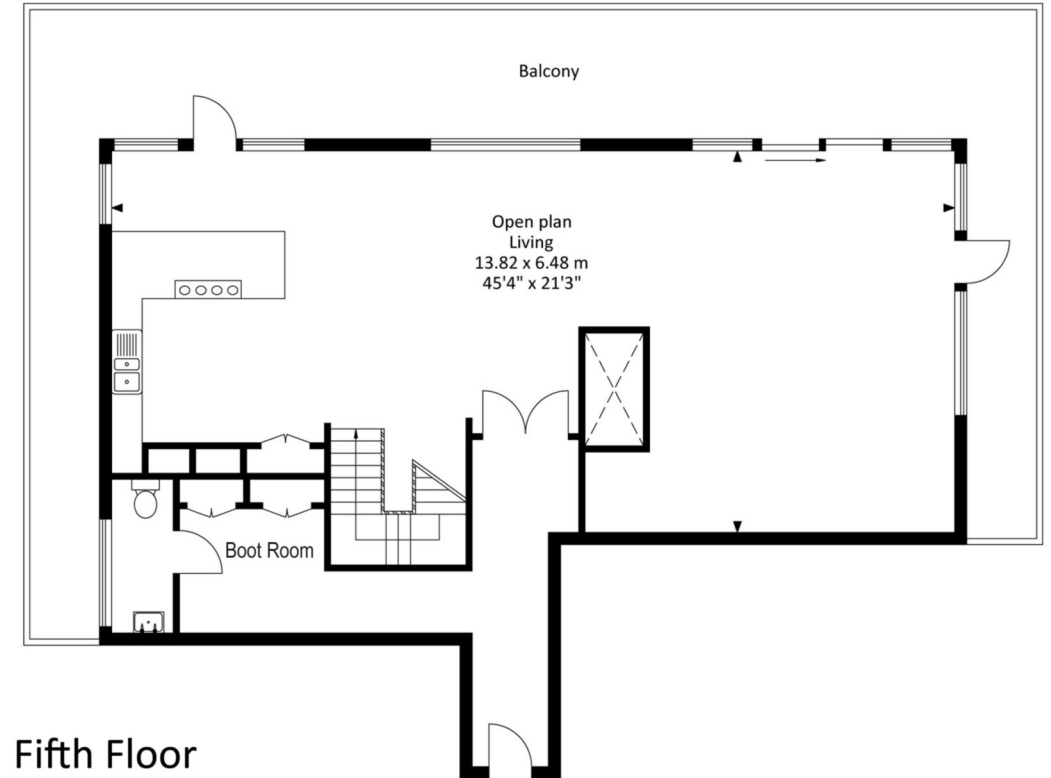
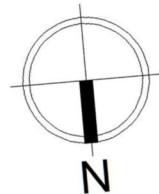


# New Retort House, Harbourside, Bristol

Approx. Gross Internal Area  
2245.8 Sq.Ft - 208.6 Sq.M



Fourth Floor



Fifth 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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