



## 68 THE GENERAL

Guinea Street, Bristol, Avon, BS1 6SD



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A unique three-bedroom duplex apartment spanning circa 1600 sq. Ft with wonderfully high ceilings, panoramic views and two allocated under-croft parking spaces.

\* STUNNING THREE-BEDROOM DUPLEX APARTMENT \* WONDERFULLY UNIQUE AND FULL OF CHARACTER \* TWO PRIVATELY ALLOCATED UNDERGROUND PARKING SPACES \* SUPERB PANORAMIC VIEWS \* LIGHT AND BRIGHT WITH A HIGH-SPECIFICATION FINISH \* PRINCIPAL BEDROOM SUITE WITH WALK-IN WARDROBE \* CONCIERGE SERVICE \* NO ONWARD CHAIN \* EPC: C

## 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 two Michelin-star 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 just 0.4 miles away.

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic and Colston Hall, and also Bristol Temple Meads station. Extensive shopping is available just over 1 mile away. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 miles of open parkland.

## For Sale: Leasehold

68 The General is an exquisite three-bedroom duplex apartment, situated over the upper floors (with lift access) of this historic landmark building, spanning some circa 1600 sq. ft.

The apartment is a perfect space in which to relax, work or entertain offering highly versatile accommodation throughout with each of its rooms featuring large windows, spectacular views as well as plenty of period detailing and character.

The apartment has a calming contemporary feel with lime-washed oak floors in the entrance hall, reception room and kitchen and a high-quality carpet on the stairs, the landing and in the bedrooms.





The apartment enjoys a south-facing aspect with all of the accommodation being flooded with natural light which pours in through a selection of beautiful oversized sash windows which offer panoramic views across the Bathurst Basin and chimney tops of the city beyond.

The kitchen is modern and beautifully appointed with an array of Neff appliances; including a double oven and grill, ceramic hob as well as an integrated full-height fridge/freezer and dishwasher.

For those who enjoy cooking, a large kitchen island offers valuable additional worktop space and storage options.

The kitchen is open plan to the living space and this area is without a doubt a showstopping feature of this apartment, of particular note are the exceptionally high ceilings and a selection of five oversized sash windows offering truly superb views in every direction.

This level also features two good-sized double bedrooms and a fully tiled family bathroom with a walk-in shower cubicle, wash basin, WC, vanity mirror and a heated towel ladder.

The principal bedroom suite is located on the top floor and accessed via a carpeted staircase. This room is of generous proportions and yet effortlessly cosy whilst also enjoying exclusive access to a beautiful bathroom suite and a sizeable walk-in wardrobe.

#### Outside

The General development is situated a short distance from a selection of award-winning restaurants and popular Cargo. The property is conveniently located for access to Bristol Temple Meads train station as well as the city centre.



The apartment is offered with ownership of two allocated underground parking spaces with lift access and access to a secure bike store.

#### Services

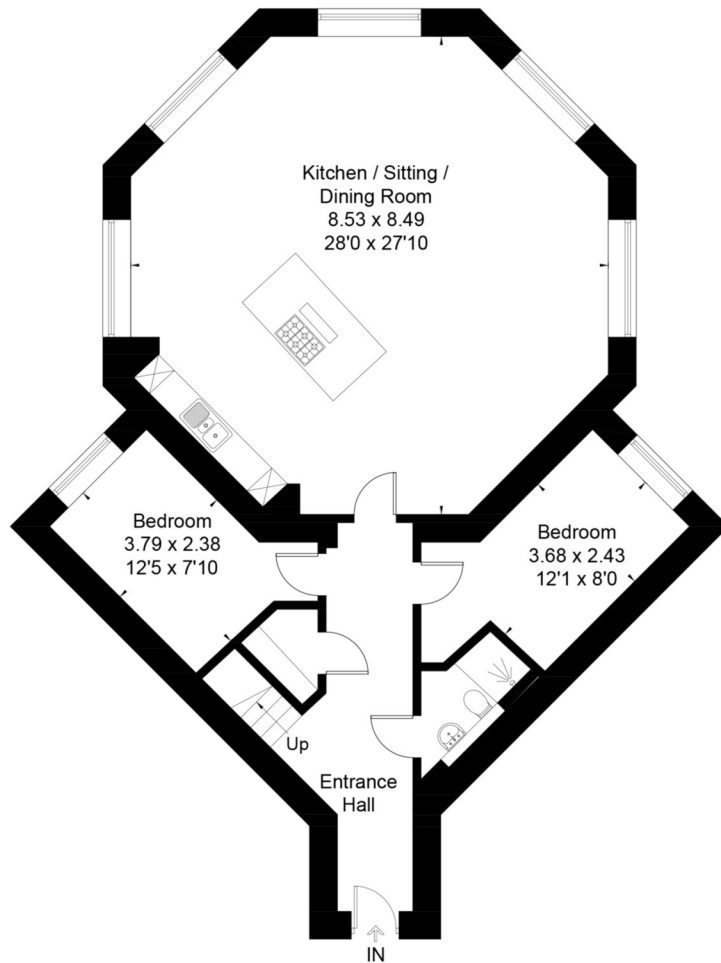
Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

#### Local Authority

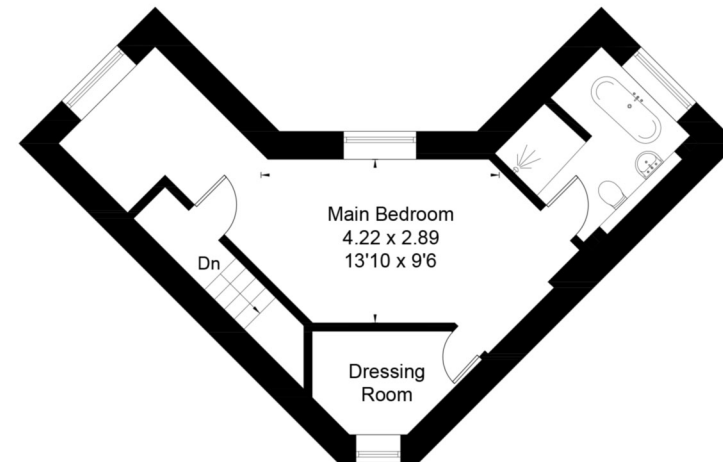
Bristol City Council 0117 922 2000  
Council Tax Band: D

Directions: Postcode: BS1 6SD

Approximate Floor Area = 142.4 sq m / 1533 sq ft



Second Floor



Third 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 #69095