



HOPEWELL

SALES

£570,000 Leasehold



1 The General, Guinea Street, Bristol BS1  
6SD

## PROPERTY DESCRIPTION

### The Property-

The General is a spacious two bedroom lower ground floor flat combining all the charm and striking characters of a grade II listed building with sleek modern design and stylish living. The large open plan living space comes with high ceilings, two chandeliers and four impressive original pillars. The grand space is flooded with natural light from the large wall length windows, taking full advantage of the south facing orientation. At the far end of the living space is the modern kitchen with integrated appliances including a Neff double oven, grill and hob, fridge/freezer, dishwasher, sink unit and ample cupboard space. At the other end of the room is a small study nook with a storage cupboard that would be ideal for working from home.

The master bedroom is generous in size and comes with an en-suite accommodating a walk-in shower with a waterfall feature, heated towel rail, back-to-wall toilet, wash basin with mixer taps and spotlit wall mirror. The spacious entrance hallway is accessed via a private door and comes with an intercom and alarm system. Situated just off the hallway is the generous sized second bedroom. The family bathroom is immaculately finished with shower over bath, WC, sink, heated towel rail and spotlit wall mirror. Just off the bathroom is a large storage cupboard containing utilities, fuse box and boilers. It also benefits from lift access from the ground floor communal entrance.

Heading out the patio doors from the living room is your unique south facing courtyard with a large dining area and space for hosting and relaxing. There are four large bay tree planters as well as additional ornamental hedging vines creating a relaxing atmosphere. Additionally offered with a private secure underground parking space.

### Location-

The General is a building situated on the edge of Bathurst Basin and the Avon New 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 - Casamia and Paco Tapas - whilst within a mile is the award-winning CARGO which hosts many of Bristol's best restaurants and casual dining venues.

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

### Hopewell-

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## FEATURES

- Great Central Location
- Private Courtyard
- Allocated Parking Space
- Master Bedroom with En suite
- Large Open Plan Living/Kitchen/Dining
- Modern & Stylish throughout
- Lift Access
- Chain Free
- On Site Concierge
- Grade II listed building

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



## ROOM DESCRIPTIONS

### Entrance Hall

### Bedroom 2

3.31m x 3.14m (10'10 x 10'4)

### Bathroom

2.60m x 1.65m (8'6 x 5'5)

### Sitting/Dining/Kitchen

11.47m x 5.62m (37'8 x 18'5)

### Master Bedroom

3.31m x 3.14m (10'10 x 10'4)

### Ensuite

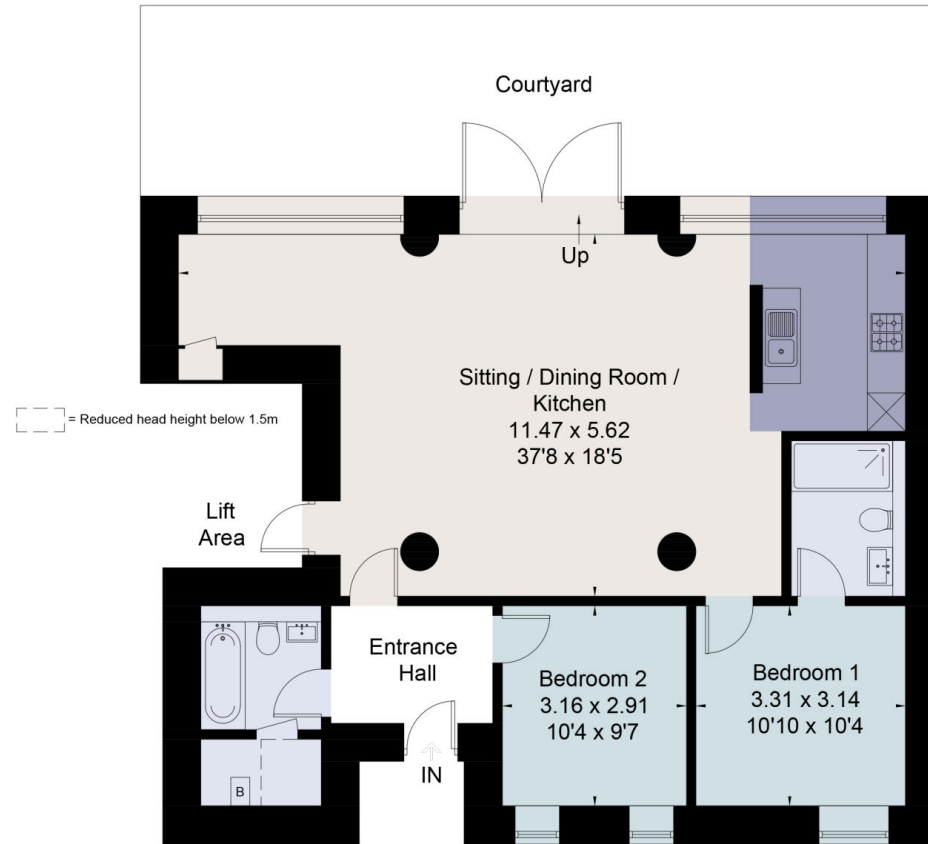
### Courtyard



# FLOORPLAN

Approximate Area = 91.5 sq m / 985 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)  
For identification only. Not to scale.

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## Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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