



# APARTMENT 16

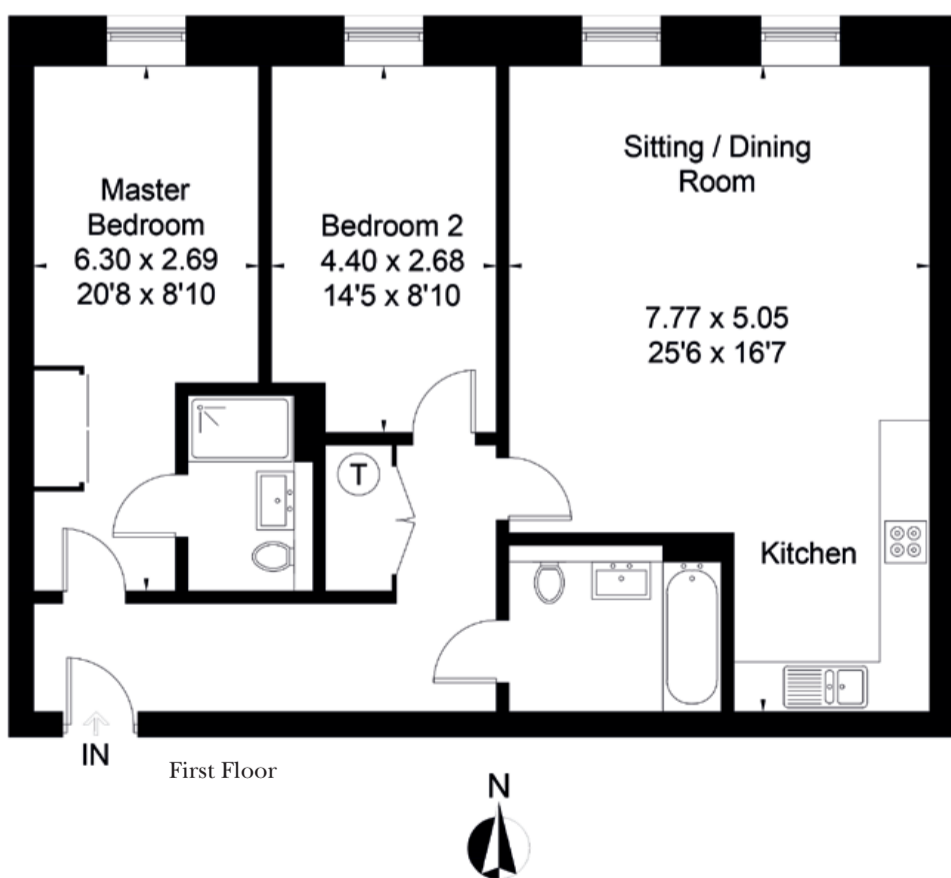
Purifier House, Lime Kiln Road, Bristol

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## APARTMENT 16

Approximate gross internal floor area  
83.4 sq.m (898 sq.ft)

For identification only. Not to scale.



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# APARTMENT 16

PURIFIER HOUSE, LIME KILN ROAD,  
BRISTOL BS1 5AU

*Stunning first floor apartment in this iconic historic Grade II listed building on the harbour side.*

- Superb high quality presentation throughout
- Remainder of 10 year NHBC warranty
- Passenger lift
- Stylish contemporary fittings
- Open plan living and kitchen
- Master bedroom with en suite
- Second double bedroom
- Family bathroom
- Electric under floor heating
- Allocated off street parking for one vehicle
- Secure bicycle storage
- Additional allocated storage cupboard



## Description

Purifier House is a former gasworks subsequently converted in 2013 by Linden Homes in to 26 luxury waterfront apartments. This impressive building is set on the River's edge in the heart of this vibrant location within walking distance of the city, the university, BRI and Clifton Triangle.

Situated on the first floor the property opens in to an attractive entrance hall with a good size deep storage cupboard, also housing the pressurised hot water tank. Amtico wood effect flooring. The open plan reception is a spacious and opulent room with an exceptional ceiling height drawing to the feature arched windows. The kitchen is off the main reception fitted with a range of Symphony gloss wall and floor units with contrasting laminated granite effect work tops, one and a half bowl stainless steel sink unit, plumbing for a washing machine and dishwasher, integrated appliances include an AEG electric oven, and halogen hob with overhead extractor, fridge/freezer, ceramic tiled flooring from Saloni. Both bedrooms are situated to the front of the building the master having a good size full height fitted wardrobe, this bedroom is served by a spacious en suite shower room, with separate shower, wall hung WC and wash hand basin, complimented with wall and floor tiling. The main bathroom has a panelled bath with shower over, wall hung WC and wash hand basin complimented with wall and floor tiling. To the front is an allocated off street parking bay for one vehicle. Within the entrance hall of the main building is a walk in secure communal bicycle store and allocated spacious storage cupboard is situated on the first floor landing. A communal bin store is situated within the main car park.

## Location

Located on the River Avon, Bristol grew up around its harbour, becoming rich from its maritime trade and as a result it became a flourishing commercial port from the 10th century onwards. Following the docks move to the mouth of the river, Bristol Harbour has undergone a spectacular redevelopment. Today, the Harbourside is one of the city's most vibrant and exciting areas, with bars, restaurants, shops and leisure facilities.

Bristol is the 8th largest city in the UK and enjoys all the facilities and amenities you would expect and more. The perfect size it offers all the excitement, history, employment and leisure opportunities of a big cit but packing into an area you can easily explore on foot or by bike. Within the friendly city of boats, balloons, Brunel and Banksy, with two universities, lots of green space and a buzzing cosmopolitan centre. As a place to shop, Bristol offers the biggest and best choice in the South West. A pedestrianised central shopping area and two covered shopping centres contain masses of bug name retailers alongside a huge range of independents, whilst several wonderful markets offer an eclectic alternative. For sports lovers, the city is home to Bristol Rovers and Bristol City football clubs, Bristol Rugby, a fully restored lido, golf clubs, climbing at Avon Gorge and many sports and leisure facilities.

