



Arundel House Portland Square, Bristol, BS2 8RR

£385,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## Arundel House Portland Square, Bristol, BS2 8RR

Positioned on the lower ground floor of an attractive Bath stone period building, this beautifully presented apartment forms part of a recent high-quality conversion. The property has been finished to an impressive specification, thoughtfully combining character features with contemporary design

- Spacious open-plan living
- Allocated off-road parking
- Private decked courtyard garden
- Prestigious Portland Square location
- Walking distance to Cabot Circus, City Centre & Stokes Croft
- Surrounded by excellent cafés, restaurants & green spaces

### Accommodation

The open-plan kitchen and living area offers a wonderfully spacious feel, enhanced by three large sash windows overlooking the front courtyard. A striking feature fireplace provides an elegant focal point, adding charm and a sense of grandeur. The sleek high-gloss kitchen is both modern and functional, complete with integrated Bosch appliances and a generous island unit ideal for everyday living and entertaining alike.

The apartment offers two bedrooms, comprising a comfortable double bedroom and a versatile single bedroom. Both rooms enjoy a peaceful outlook over the private rear garden. The decked courtyard garden has been designed as a low-maintenance outdoor retreat with raised borders and benefits from direct access from the main bedroom as well as from the car park.

A particularly valuable and rarely available feature for such a central location is the inclusion of an allocated off-road parking space.

### Location

Built in the early 19th century, Portland Square is widely regarded as one of Bristol's prettiest and most historic squares. Its central location makes it exceptionally convenient for both work and leisure, with Bristol City Centre, Cabot Circus, and the vibrant Stokes Croft all within easy walking distance. The area boasts a fantastic selection of independent restaurants, cafés, shops, and bars, including Paco Tapas, Canteen, Nadu, and The Bristolian in nearby Montpelier. Faro Bakery is just a stone's throw away, perfect for weekend coffees and pastries. The green spaces surrounding the square, along with the square itself, provide ideal settings for relaxation, exercise, and socialising. In addition, the property is superbly connected, only a few minutes' walk from the city centre and within close proximity to the M32 and wider transport links.

### Further Information

Lease length remainder of 999 years from 2017  
Ground rent - £200 per annum  
Service charge - £3000 per year  
The lease allows pets  
Council Tax Band B

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Bristol

156 Henleaze Road, Henleaze

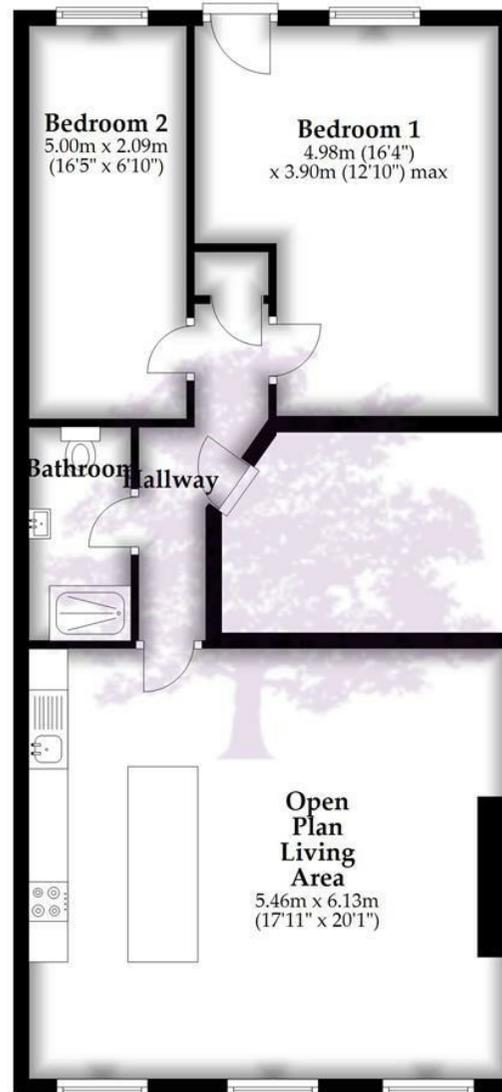
Bristol, BS9 4NB

0117 213 0777

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



## Apartment



Total area: approx. 70.5 sq. metres (758.6 sq. feet)

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.

Plan produced using PlanUp.



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