



ROBINSON BUILDING NORFOLK PLACE,  
BEDMINSTER, BS3 4AE

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GOODMAN  
& LILLEY



# AN IMPRESSIVE TWO BEDROOM GROUND FLOOR MAISONNETTE OFFERING STYLISH ACCOMMODATION IN THE POPULAR DEVELOPMENT OF 'ROBINSON BUILDING' IN BEDMINSTER, CENTRAL BRISTOL.

## Summary

This wonderful apartment boasts light and airy accommodation with a superb open plan living space with large windows, engineered oak flooring and industrial radiators which is open to a fitted kitchen with further space for a dining table. The modern white fitted kitchen includes an integrated appliances. There are two double bedrooms on the mezzanine level, the master with an en suite. Finally, there is a separate modern full bathroom and a storage cupboard which has plumbing for a washing machine.

## Location

A unique property in this popular location just off of East Street, Bedminster that is a short walk to vibrant. North Street and a half mile walk to Wapping Wharf, Bristol's Harbourside.

## Accommodation

### Communal Entrance

The communal areas for this property are wonderfully offer a stylish, industrial feel. There are two main entrances that lead into a generous atrium with a main entrance to the apartment.

### Hallway

Providing access to all rooms with stairs to the mezzanine floor and the bedrooms. Also offering cupboards one with plumbing for a washing machine.

### Open Plan Living Area

With ample space and super double high windows, incorporating sitting, dining and kitchen areas.

## Bathroom

Fitted modern white suite.

## Mezzanine Floor

### Bedroom One

An excellent main bedroom with glass balcony overlooking the living area, wardrobe and door to an en suite.

### En Suite Shower Room

Fitted with a modern white suite.

### Bedroom Two

Window

## Useful Information

Leasehold (987 years remaining)

Ground rent: £250

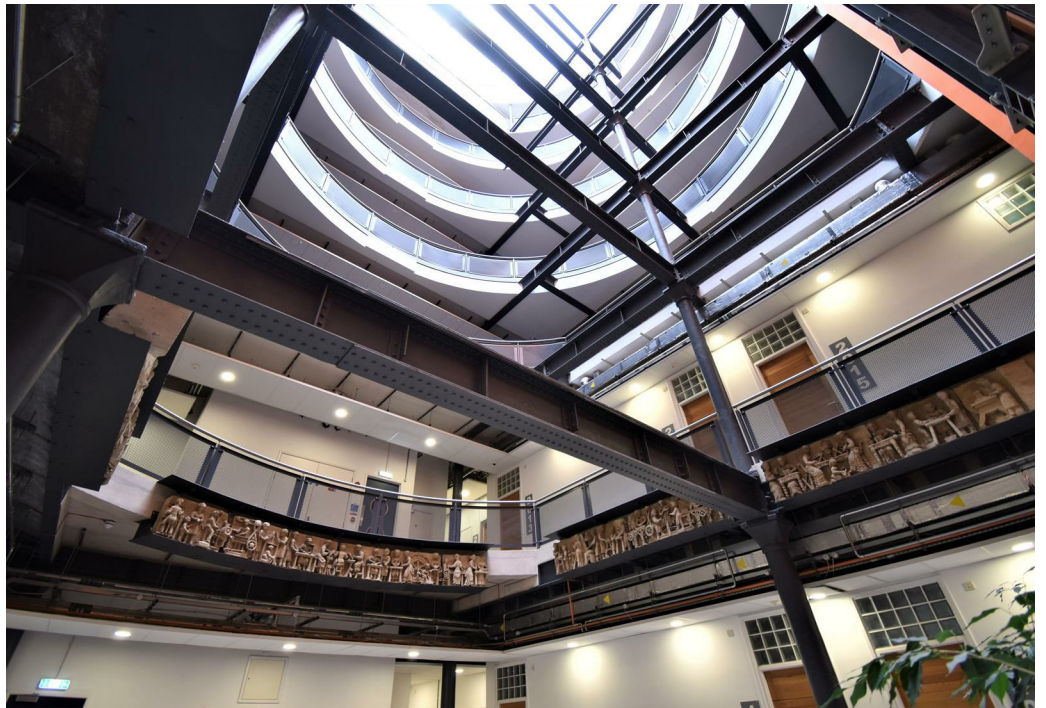
Annual service charge circa: £1,918

Council Tax Band B

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- The Robinson Building
  - Period Conversion
  - Amazing Building
  - Tenanted till 2023
  - Two Bedroom Maisonette
  - Great Central Bedminster Location
  - En Suite



GUIDE PRICE £289,950



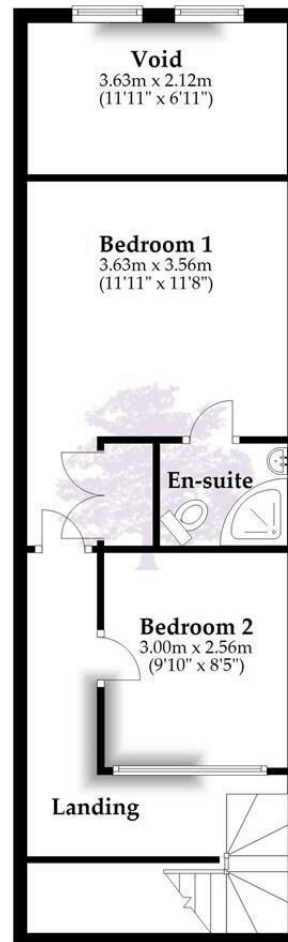
## Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



## First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 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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