



FLAT 3 GARSTON HOUSE,
SHIREHAMPTON, BS11 9TX

GOODMAN
& LILLEY



AN EXCEPTIONALLY RARE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED, A-RATED ENERGY-EFFICIENT APARTMENT WITH PANORAMIC VIEWS, SET WITHIN THE EXCLUSIVE GARSTON HOUSE IN THE HEART OF SHIREHAMPTON.

Property Description

A stunning, modern two double bedroom apartment in the highly regarded Garston House, offering panoramic views, stylish open-plan living, and an exceptional location in the heart of Shirehampton.

Built in 2020, this beautifully presented apartment is one of just four in an exclusive and rarely available block. Designed for modern living, it boasts an impressive EPC rating of A, ensuring low energy costs and efficient living year-round.

The spacious open-plan living area is a true highlight – flooded with natural light and framed by breathtaking panoramic views across the hills of Ham Green. Whether it’s watching the Bristol Balloon Fiesta, local firework displays, or simply observing the changing seasons and grazing cows, the outlook is one you’ll never tire of.

The sleek, contemporary kitchen is fully fitted with integrated appliances including a dishwasher and fridge/freezer, making it ideal for entertaining or day-to-day convenience.

Both bedrooms are generous doubles, with the master bedroom benefiting from a modern en suite featuring a large walk-in shower. The main bathroom is equally impressive – fully tiled, with a rainfall shower and mixer bar control, all in pristine condition.

Situated on Station Road, a well-regarded street in the heart of Shirehampton, you’re just moments from the vibrant High Street,

with its cafes, restaurants, local butchers, and a recently opened fruit and veg shop. Transport links are excellent, with Shirehampton train station just a 12-minute walk away and regular bus services via the Portway offering easy access into central Bristol.

This is a fantastic opportunity to own a contemporary, energy-efficient home in a sought-after location, perfect for first-time buyers, professionals, or downsizers looking for comfort, convenience, and captivating views.

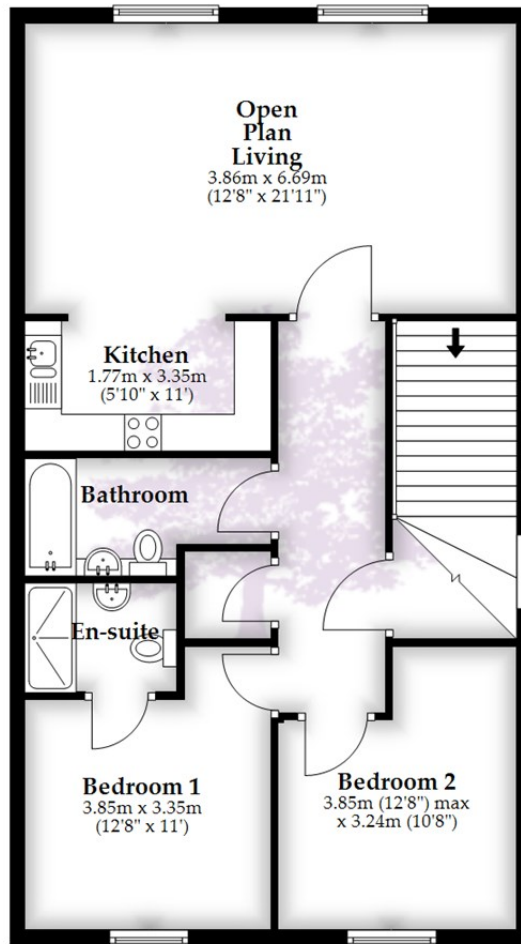
- Rare A-Rated EPC – Exceptional energy efficiency and low running costs
 - 2 Double Bedrooms – Including a spacious master with stylish en suite and walk-in shower
 - Spacious Open-Plan Living – Bright and airy with space to relax or entertain
 - Modern Main Bathroom – Fully tiled with rainfall shower and mixer bar
 - Prime Shirehampton Location – On sought-after Station Road, moments from High Street amenities
- Built in 2020 – Modern, high-spec finish throughout
 - Stunning Panoramic Views
 - Contemporary Fitted Kitchen – Integrated appliances including dishwasher & fridge/freezer
 - Exclusive Development – Just 4 apartments in the block; rarely available
 - Excellent Transport Links – 12-min walk to Shirehampton station + Portway bus services into Bristol



£250,000



Ground Floor



Total area: approx. 82.3 sq. metres (886.0 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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