



BACK TO MARKET 9TH JAN 25 - An exquisite first floor apartment on an iconic Georgian Square

- Grade I Georgian property
- Iconic square
- Exquisite refurbishment
- Two double bedrooms
- Master with en suite bathroom
- Period features
- High ceilings
- Secure allocated parking
- Central location

**The Property**

Apartment 3, No. 20, Portland Square is part of an exceptional Grade I\* listed townhouse located on one of Bristol's most prestigious Georgian terraces. Built by Daniel Hague in the late 18th century, the building underwent a comprehensive renovation less than a decade ago. This meticulously restored home harmoniously blends original period features with a luxurious modern finish. Elegant throughout, the property showcases classic details such as sash windows, a cast iron fireplace, and impressive coved ceilings. The apartment is accessed via a grand communal entrance and staircase leading to the first floor. Upon entering the apartment, the hallway leads to the left to a bright, spacious open-plan reception room and kitchen while the shower room sits straight ahead. To the right are two double bedrooms, with the master bedroom benefiting from an ensuite bathroom.

The stunning reception room, with its high ceilings, is filled with natural light from three large sash windows, complete with wooden shutters. A striking cast iron fireplace with an ornate surround serves as a focal point. The thoughtfully designed kitchen features honed grey granite countertops, sleek light grey cabinetry, and high-end appliances, including induction hob, dual ovens, fridge freezer and integrated bluetooth speaker in the overhead cabinets. A centrally positioned island with integrated wine cooler provides a versatile space for casual dining or entertaining.

The shower room boasts floor-to-ceiling grey tiles, a modern three-piece suite, including a large walk in shower, and heated towel rail. Off the corridor is a separate laundry cupboard housing a washing machine. At the rear of the property, the spacious master bedroom offers a peaceful retreat and benefits from plenty of natural light via the two large sash windows. The beautifully appointed ensuite bathroom fitted with a contemporary 3 piece suite includes a bath tub with overhead shower and large mirror. Adjacent to the master bedroom, is the second double bedroom.

Finally, the apartment has the added benefit of having an allocated parking space in the gated car park.

**Location - City Centre**

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

**Other Information**

Leasehold: 250 years from 27/05/2017  
Management Fee: circa 263 pcm  
Buildings Insurance : £1355 per year  
Ground rent: £340 pa  
Council Tax Band: C

**Please Note**

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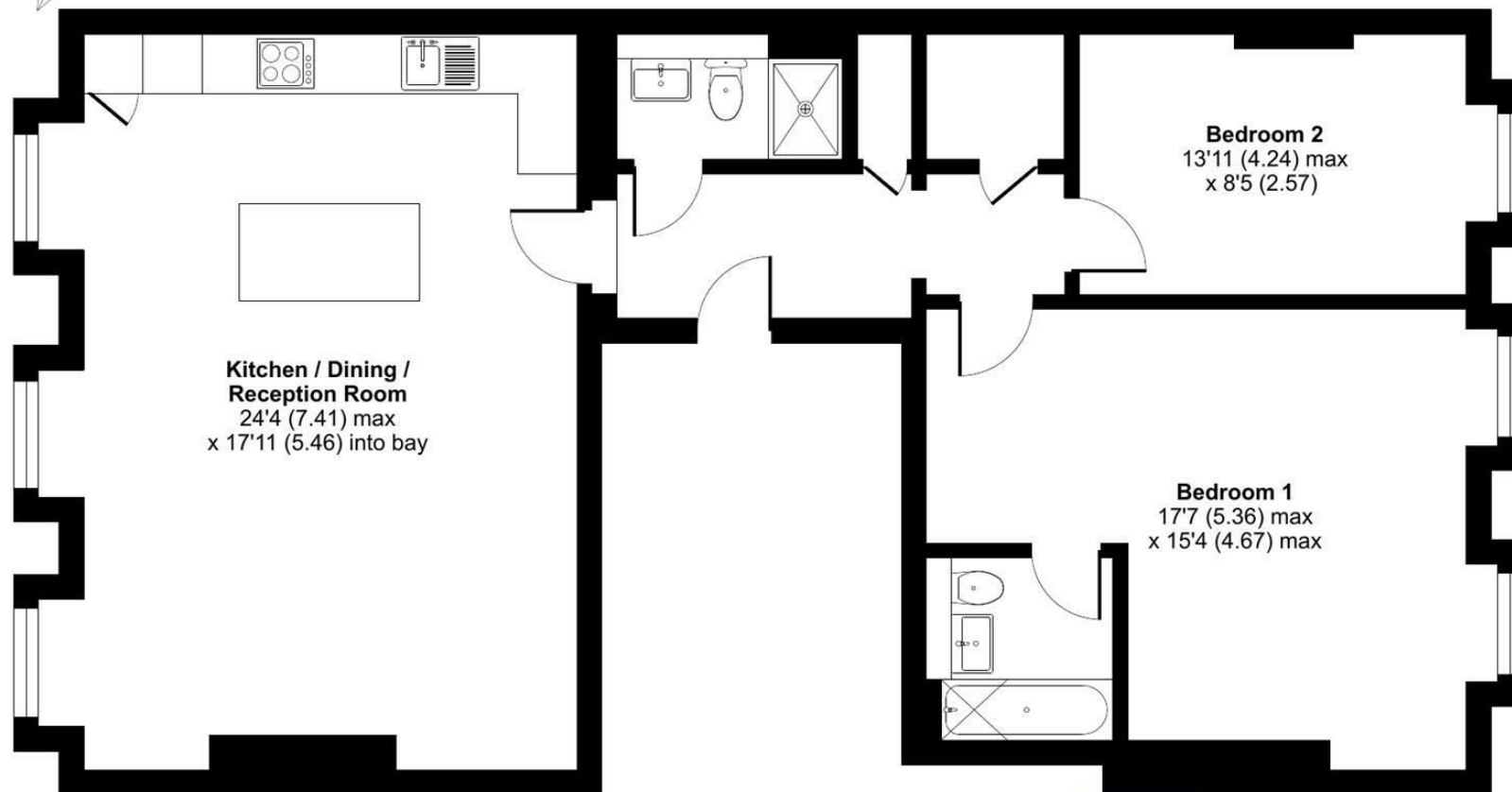




# Portland Square, Bristol, BS2

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024. Produced for Hollis Morgan. REF: 1188772



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

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

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