

estate agents **auctioneers**

**hollis
morgan**



26, Purifier House Lime Kiln Road, Harbourside, Bristol, BS1 5AU

£325,000

A modern and well located two double bedroom apartment situated in the ever popular Purifier House. No Onward Chain. Parking space.

- Top Floor Apartment
- Two Bathrooms
- Purifier House
- Converted Period Building
- Allocated Parking space
- No Onward Chain

The Property

Purifier house is a handsome 19th century grade II listed building which in 2013 was converted into 28 luxury apartments, the developers cleverly incorporated modern living into an impressive period building. No 26 is situated on the top floor level and comprises impressive lounge area with full width window and generous open plan kitchen with a range of appliances and matching wall and base units. The bedrooms are both comfortable double rooms, No1 offers a charming circle window and sleek tiled en suite shower room. The principal bathroom is fully tiled with bath, mains fed shower, low level W.C and wash basin. The property benefits further from a large storage cupboard situated in the hallway and secure parking for one vehicle.

Location

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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.

Further Informaton

Leasehold - Refer to agent
Management Fee - Refer to agent
Council Tax Band - Refer to agent

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



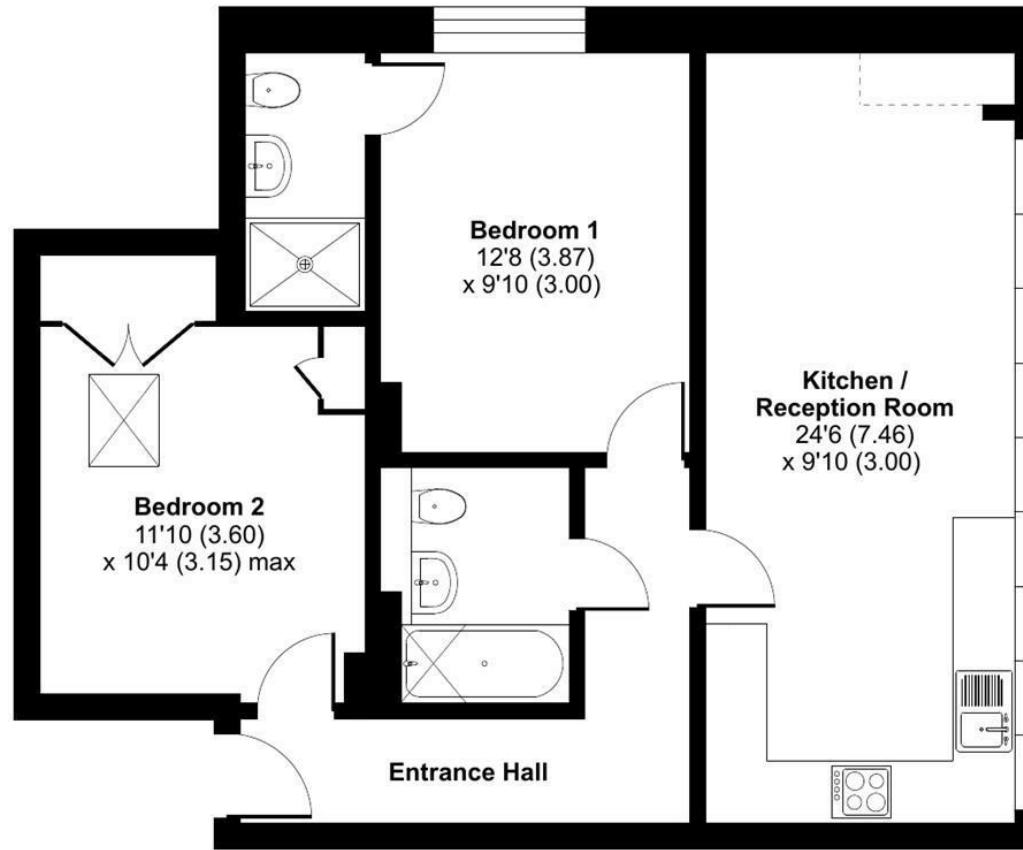
Lime Kiln Road, Bristol, BS1

Approximate Area = 683 sq ft / 63.4 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Total = 785 sq ft / 72.8 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Hollis Morgan. REF: 1363887



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

hollis
morgan
