



£2,100 Per Month College Road | Bishopston | Bristol | BS7 9FG

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Nestled within the prestigious Grade II listed Loft House development in Bishopston, this remarkable apartment offers a unique blend of historical charm and contemporary living. Originally constructed between 1849 and 1870 as an orphanage, and later serving as a college building, the property boasts high ceilings and large sash windows that beautifully contrast with its modern interior fittings.

This well-proportioned living space is perfect for entertaining or relaxing, alongside three well-proportioned bedrooms, so would suit both families or three professional sharers. The master bedroom benefits from an en suite shower room, while the additional two bedrooms share a bathroom. The apartment features a spacious reception room, perfect for

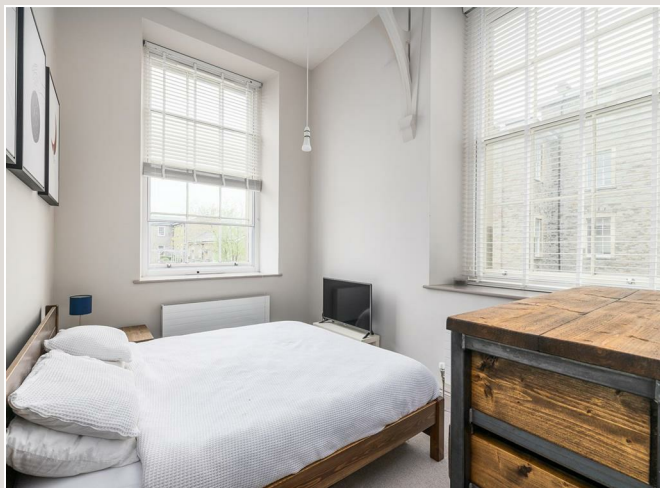
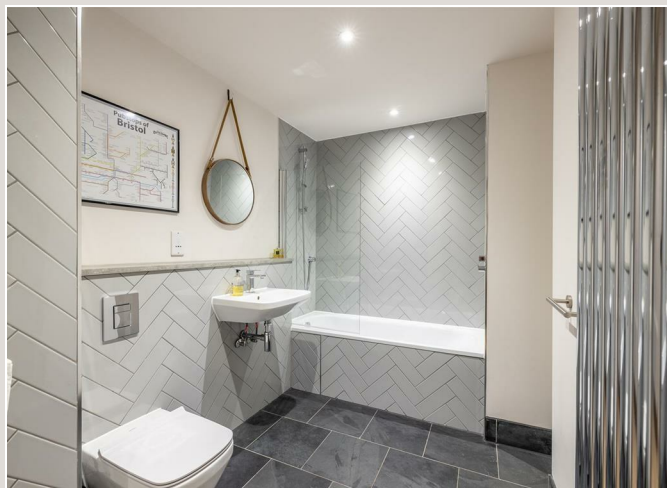
entertaining or relaxing, alongside three well-proportioned bedrooms. Residents will appreciate the convenience of parking for one vehicle, a rare find in such a sought-after location. The master bedroom benefits from an en suite shower room, while the additional two bedrooms share a stylish family bathroom, ensuring simple and convenient living. For those who enjoy outdoor activities, the Gloucestershire County Cricket Ground and the popular St Andrews Park are just a stone's throw away.

Residents will appreciate the convenience of parking for one vehicle, a rare find in such a sought-after location. The Loft House development is ideally situated on the borders of Ashley Down and Bishopston, providing easy access to a variety of local independent shops, charming cafés, and delightful restaurants along the bustling Gloucester Road. For those who enjoy outdoor activities, the Gloucestershire County Cricket Ground and the popular St Andrews Park are just a stone's throw away.


Families will find the property particularly appealing, as it is located near Ashley Down and Brunel Field Primary Schools, making school runs a breeze. Additionally, the apartment enjoys excellent transport links into the City Centre and easy access to the M32, M4, and M5 motorways.

This modern apartment, steeped in history, presents an exceptional opportunity for those seeking a stylish home in a vibrant community. Don't miss your chance to experience the unique lifestyle that Loft House has to offer.





Energy Efficiency Rating

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

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

