

Southville Sales
0117 963 3000
Andrewsonline.co.uk

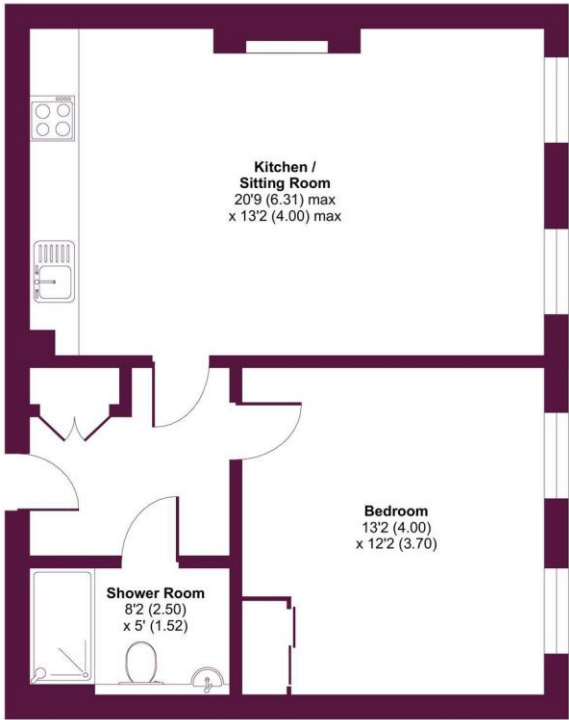
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Lombard Street, Bristol, Somerset, BS3

Approximate Area = 570 sq ft / 53 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Andrews Estate Agents. REF: 1529166



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



Lombard Street,
Bristol
BS3 1FT
£250,000

Energy Efficiency Rating: C



Luxury one bedroom apartment in BS3



The location is a real highlight, with East Street on your doorstep and North Street, Bristol city centre, the Harbourside and Temple Meads all within easy reach. A great selection of independent cafés, restaurants and bars are also close by, making this an excellent choice for first-time buyers, professionals or investors.

Welcome to Regent House

Situated on the first floor, this elegant apartment offers stylish contemporary living, with a welcoming entrance hallway, generous storage and beautiful engineered oak flooring.

The impressive open-plan living and kitchen area is bright and inviting, with two windows creating a light and spacious atmosphere. The generous double bedroom features fitted wardrobes, while the beautifully appointed bathroom offers a contemporary three-piece suite with stylish contrasting tiling.

Residents also enjoy beautifully maintained communal gardens, secure bike storage and a welcoming concierge service, combining comfort, convenience and sophisticated modern living.



Summary

- Modern stylish apartment
- One double bedroom
- High ceilings
- Historic listed building
- Full of character
- Bedminster location
- NO CHAIN

A little piece of Bristol history: this wonderful apartment was once the historic Chairman’s Office of the Bristol Tobacco Factory, giving this stylish home a unique connection to the building’s fascinating past.

Interested in this property?
For viewings and advice please get in touch with our Southville Sales branch on 0117 963 3000