estate agents **auctioneers**

hollis morgan

345, Electricity House Colston Avenue, City Centre, Bristol, BS1 4TB

£385,000

A fantastic opportunity to acquire a luxurious (900 sq ft) apartment in one of Bristol's most iconic Art Deco building with Private Parking.

- Luxury Building
- Concierge Service
- Chain Free
- Allocated Parking Space
- Ideal Central Location
- Storage Cage

The Property
A fantastic opportunity to acquire a luxurious high end apartment in one of Bristol's most iconic Art Deco building.
Originally built by Giles Gilbert Scott, Electricity House was started in the 1930s for the South-West Electricity Board but was requisitioned for aircraft construction.
The Grade II listed Building with its striking Art Deco exteriors and rich heritage has been turned into a collection of luxurious living spaces which boast luxurious contemporary features in a historic setting in a city centre location.

The sense of grandeur is instantly apparent on entering the building as you are greeting by a spectacular entrance foyer which leads you through into the bright and modern main atrium.

The flat itself is situated on the 3rd floor and has been finished to an incredibly high standard as well as providing ample space throughout.
Bright and airy, the open plan living space takes full advantage of the large double glazed window which provides pleasant city views.
The kitchen is fully fitted with wall and base units with a Silestone work surface and boasts a range of integrated Bosch appliances such as; electric hob and oven with chimney hood over, microwave, dishwasher and fridge / freezer as well as offering breakfast bar.
A spacious master bedroom is equipped with a built in wardrobe and the en suite shower room benefits from a large walk in mains fed shower, heated towel rail, w/c and basin.
There is a further double bedroom as well as a family bathroom, fully tiled with mains fed shower over bath, WC and basin.
The flat also benefits from underfloor heating throughout as well as large utility cupboard off the hallway with plumbing for washing machine.

Additionally the property also benefits from a secure, underground parking space and a storage cage.

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
Tenure: Leasehold - 118 years remaining (originally 125 years starting in 2015)
Management Fee: c.£360 per month
Management Company: Alexander Faulkner
Ground Rent: £250.00 per annum

Council Tax Band: D

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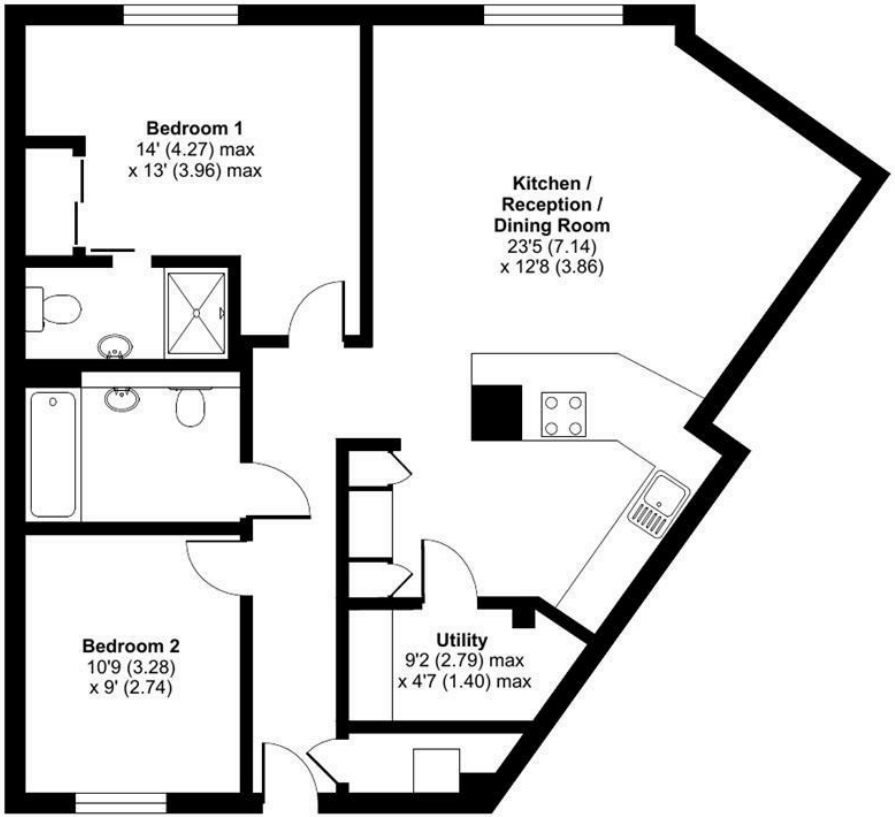
Colston Avenue, Bristol, BS1

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 827868

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