

estate agents **auctioneers**



108, Electricity House Colston Avenue, Bristol, BS1 4TB

£280,000

Hollis Morgan - A luxurious and larger than average (717 sq ft) 1 bedroom apartment within an impressive and iconic development in the heart of Bristol. Available with no onward chain

- Iconic Bristol Landmark
- High end finish
- 2nd Floor
- Larger than average 1 bedroom apartment
- Spacious open plan living space
- Concierge
- Central location
- Chain free

The Property

Nestled within one of Bristol's most iconic Art Deco buildings, this luxurious high-end apartment is a true masterpiece, originally crafted by the renowned Giles Gilbert Scott. Electricity House, built in the 1930s for the South-West Electricity Board, was later requisitioned for aircraft construction during wartime. Now, this Grade II listed building, with its striking Art Deco façade and rich historical legacy, has been reimaged into a collection of exquisite living spaces, blending contemporary elegance with a deep sense of heritage. Its prime city centre location ensures both convenience and charm.

As you step inside, the grandeur of the building makes a powerful first impression. The impressive entrance foyer welcomes you, guiding you into the light-filled main atrium, where modern design seamlessly intersects with the building's historic allure.

Situated on the second floor, this apartment offers an exceptional standard of finish. The open-plan living area is bathed in natural light, thanks to expansive double-glazed windows that frame charming city views.

The sleek, fully-equipped kitchen features an array of premium Bosch appliances, an electric hob and oven with extractor fan above, a microwave, dishwasher, and fridge/freezer set against a backdrop of elegant Silestone countertops and contemporary wall and base units.

The bedroom offers a generous space with built-in wardrobe storage

The stylish bathroom, just across from the bedroom, is fully tiled, with a relaxing bath and mains-fed shower, WC, and basin.

For added comfort, the apartment boasts underfloor heating throughout, ensuring warmth and comfort in every room. Two large utility cupboards in the hallway offer ample storage and are conveniently plumbed for a washing machine.

A harmonious blend of past and present, this apartment offers a rare opportunity to live in a piece of history, with all the luxuries of modern living.

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: 115 years remaining

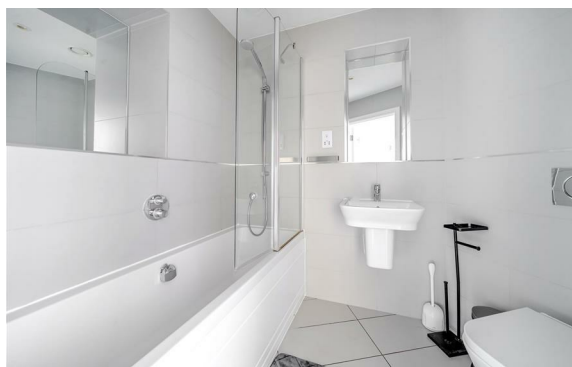
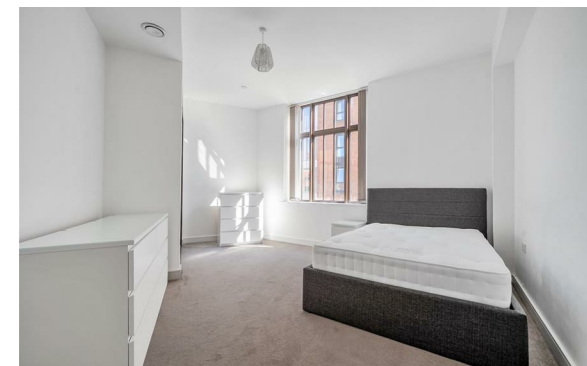
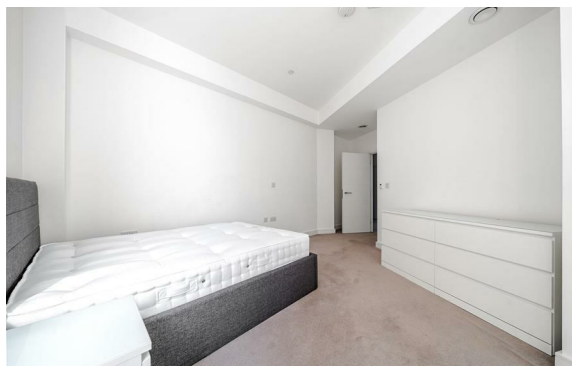
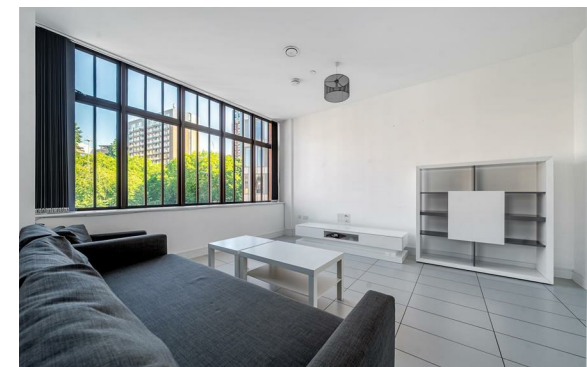
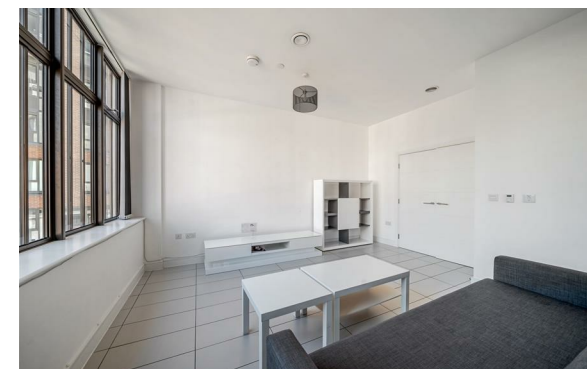
Ground rent: £200 pa

Management Fee: £325.73 pcm

Council Tax Band: C

Please Note

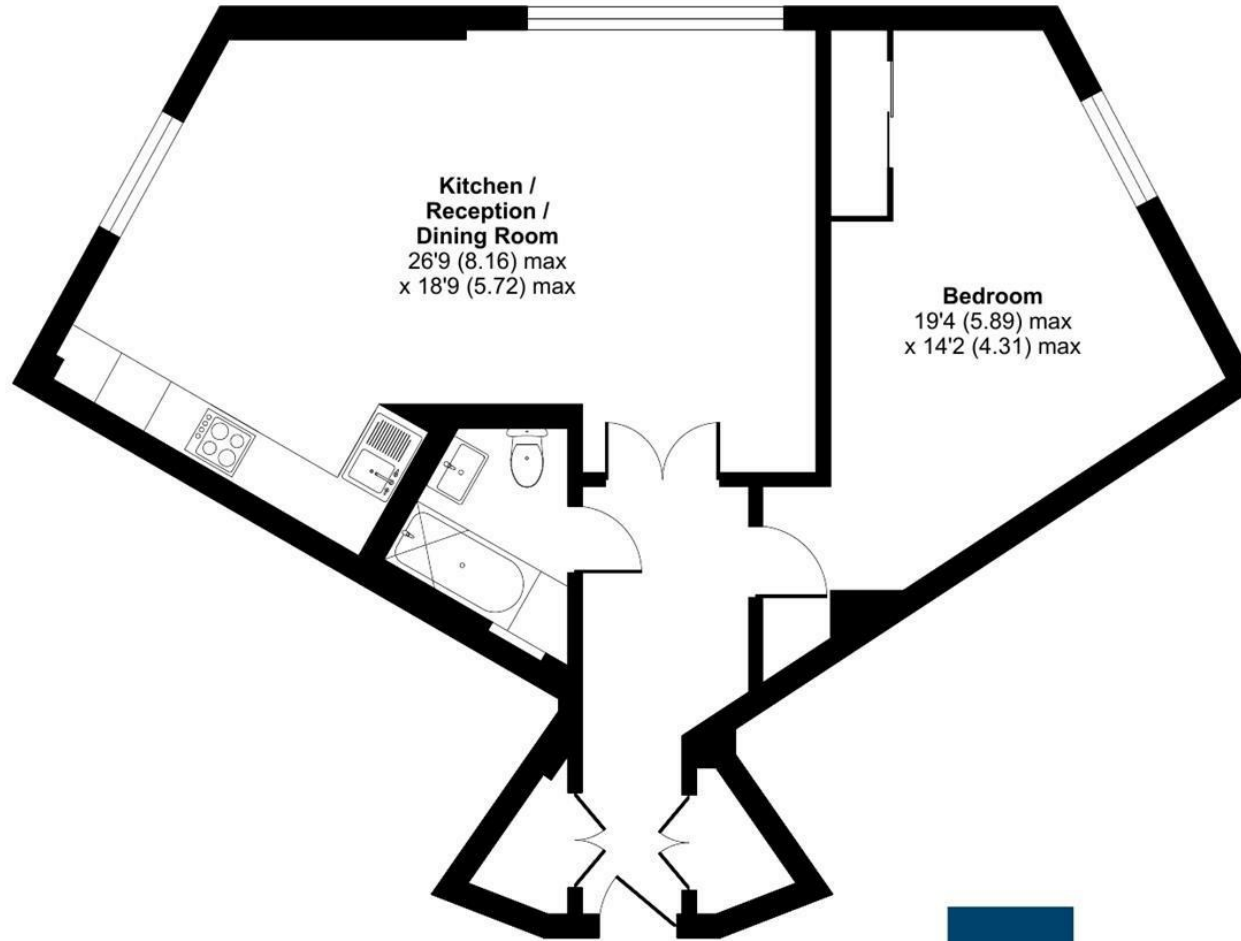
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Colston Avenue, Bristol, BS1

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



**Kitchen /
Reception /
Dining Room**
26'9 (8.16) max
x 18'9 (5.72) max

Bedroom
19'4 (5.89) max
x 14'2 (4.31) max

GROUND 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:1319363



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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