estate agents **auctioneers**

hollis morgan

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

£330,000

Hollis Morgan - A luxurious apartment within an impressive and iconic development in the heart of Bristol. Available with no onward chain and with an allocated underground parking space.

- Two Double Bedroom Apartment
- Allocated Underground Parking
- High End Modern Finish
- 2nd Floor
- Large Open Plan Living Space
- Underfloor Heating
- Iconic Bristol Development
- Concierge Service
- Central Location
- Chain Free

The Property
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.

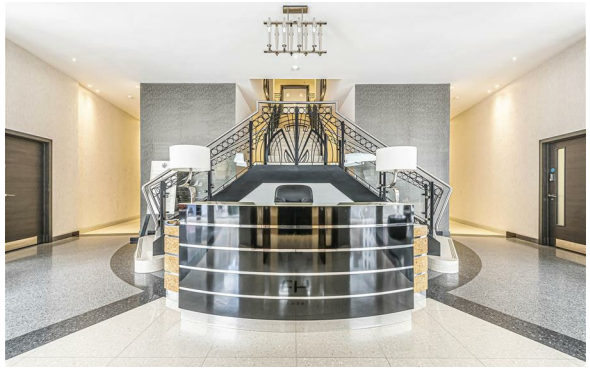
The flat itself is situated on the 2nd floor and has been finished to an incredibly high standard as well as providing ample space throughout.
Bright and airy, the open plan living space takes full advantage of the large double glazed window which provides pleasant city views.
The kitchen is fully fitted 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.
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.

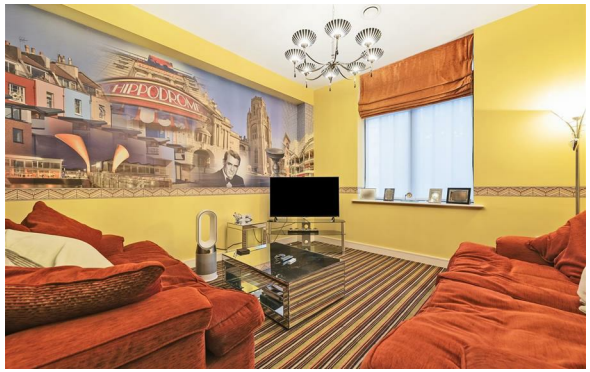
The flat also benefits from a secure underground parking space, underfloor heating throughout as well as large utility cupboard off the hallway with plumbing for washing machine.

Location
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. 121 Years remaining
Ground Rent: £250 pa.
Management Fee: circa £3,830 pa.
Council Tax Band: D

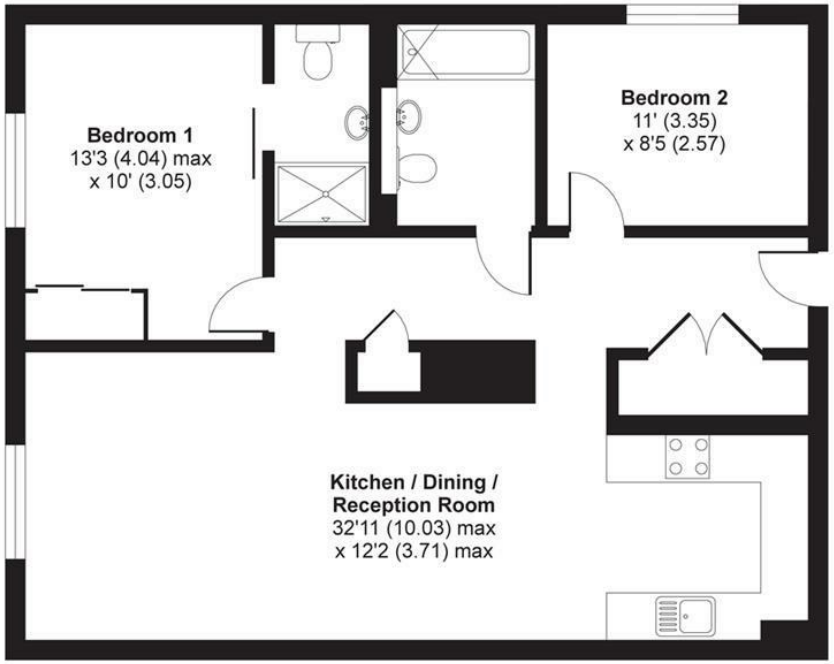
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





Colston Avenue, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 858 SQ FT 79.7 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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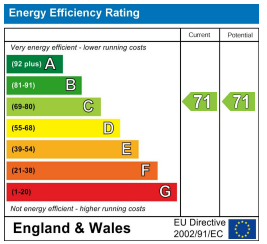

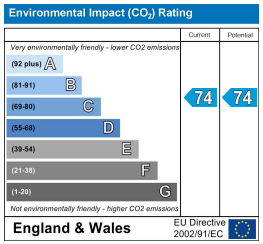

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