estate agents **auctioneers**

hollis morgan

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

£274,000

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

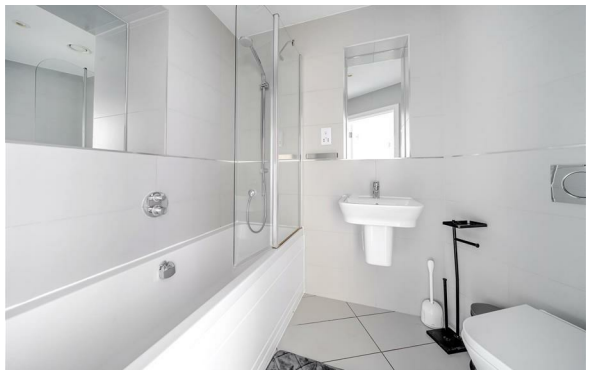
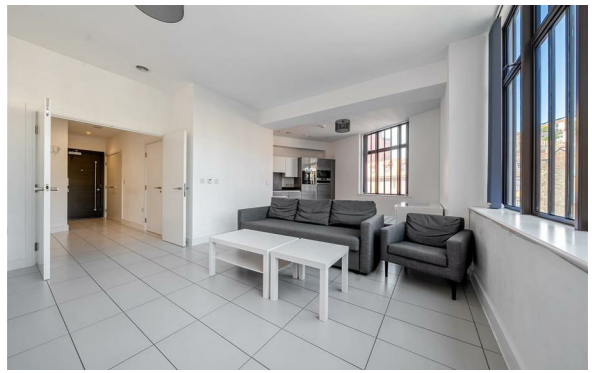
- Iconic Bristol Landmark
- High end finish
- 2nd Floor
- Larger than average 1 bedroom apartment
- Spacious open plan living space
- Concierge
- Central location
- Chain free

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 reimagined 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

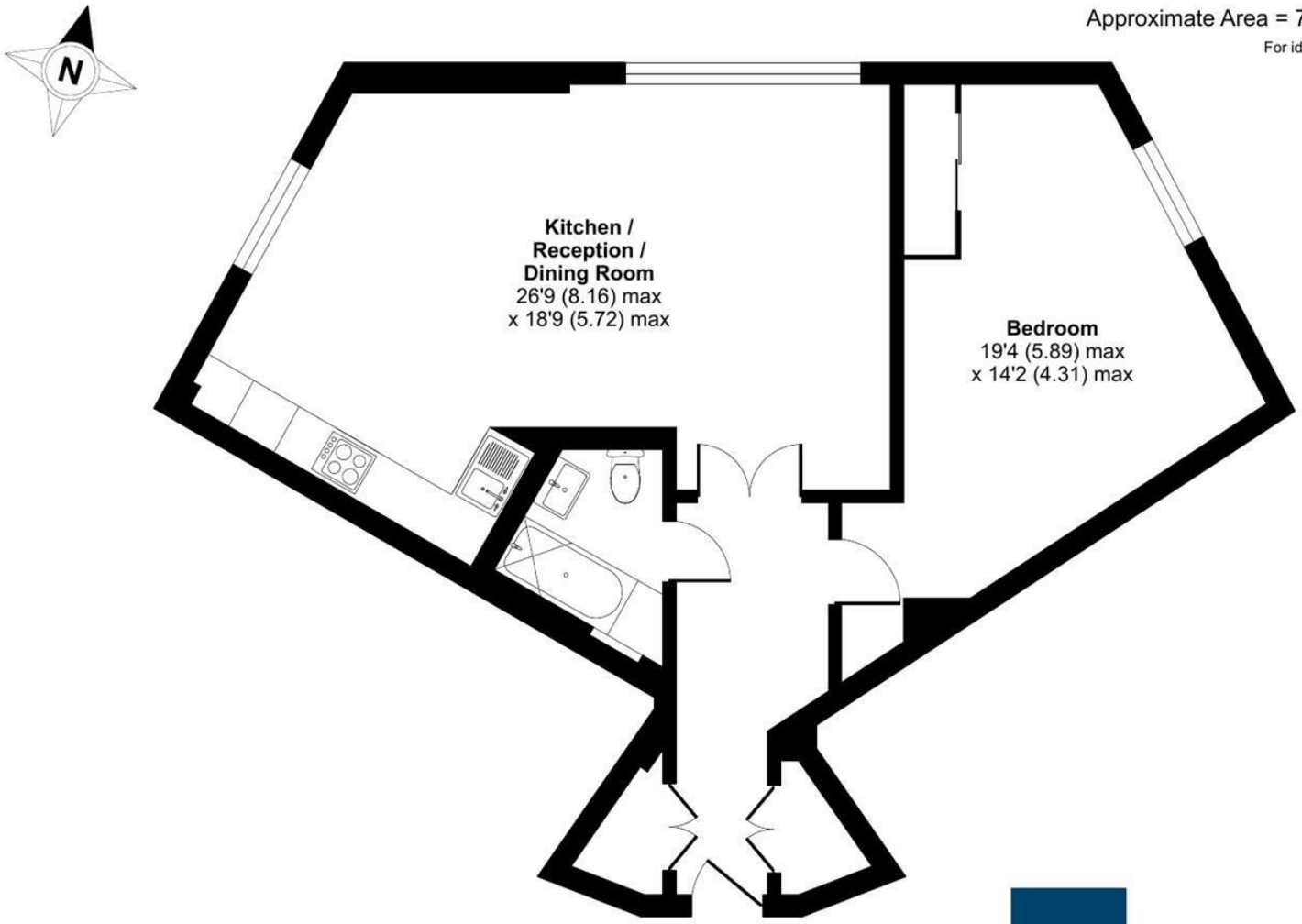
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

Colston Avenue, Bristol, BS1

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1319363

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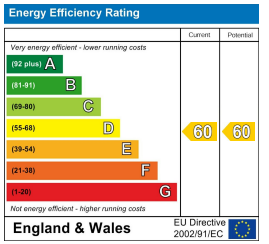

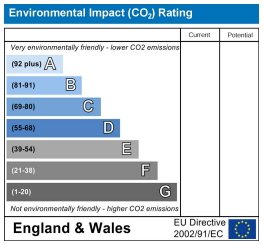

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