

estate agents **auctioneers**

**hollis
morgan**

585, Electricity House Colston Avenue, Bristol, BS1 4TB
£550,000



A fantastic opportunity to acquire a luxurious duplex apartment with large private terrace and parking in one of Bristol's most iconic Art Deco buildings.

- Stunning Duplex Penthouse
- Far reaching views
- Large Open Plan Living
- High End Specifications
- Private Terrace
- Central Location
- Allocated underground parking space
- Underfloor Heating
- Separate dedicated storage pod/space available

The Property

This stunning duplex apartment has been finished to an incredibly high specification and offers an exclusive sweeping perspective across Bristol from its large balcony.

Originally built by Giles Gilbert Scott, who also designed Battersea power station, Liverpool cathedral and the iconic Red Telephone box, Electricity House was started in the 1930s for the South-West Electricity Board but was then requisitioned for aircraft construction.

The Grade II listed Building, with its striking Art Deco exteriors and rich heritage, has since been converted into a collection of stylish apartments which boast luxurious contemporary features in a historic, city centre setting.

The first floor of the penthouse comprises a large entrance hallway, a large fully tiled bathroom with mains fed shower over bath, WC and basin, along with a spacious master bedroom, built-in wardrobe and modern air conditioning.

There is a further double bedroom.

Both bedrooms boast access to the large terrace with stunning views.

A bespoke oak and glass staircase leads to the open plan second level, which provides ample space for the kitchen, living and dining areas.

The room is dominated by floor to ceiling glass sliding doors which provides far reaching city views over the mix of historic and modern rooftops below as well as providing lots of natural light to the space inside.

The kitchen, complete with island and breakfast bar, boasts a range of gloss wall and base units which have been finished with a Silestone work surface and an under-mounted stainless steel sink.

In addition, there is also an array of BOSCH and AEG integrated appliances, including: electric hob with extractor over, oven, microwave, fridge/freezer and dishwasher.

The flat benefits from underfloor heating and air-conditioning throughout, as well as a large utility cupboard off the hallway with plumbing for a washing machine.

Importantly, there is also the added bonus of an allocated, secure parking space.

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, V&A The Curious, Bristol Aquarium, the Arncliffe, Spike Island, the Watershed and the M Shed.

Other Information

Leasehold: 117 years remaining
Ground Rent: £250 per annum
Management Fee: £396pcm
Council Tax Band: E

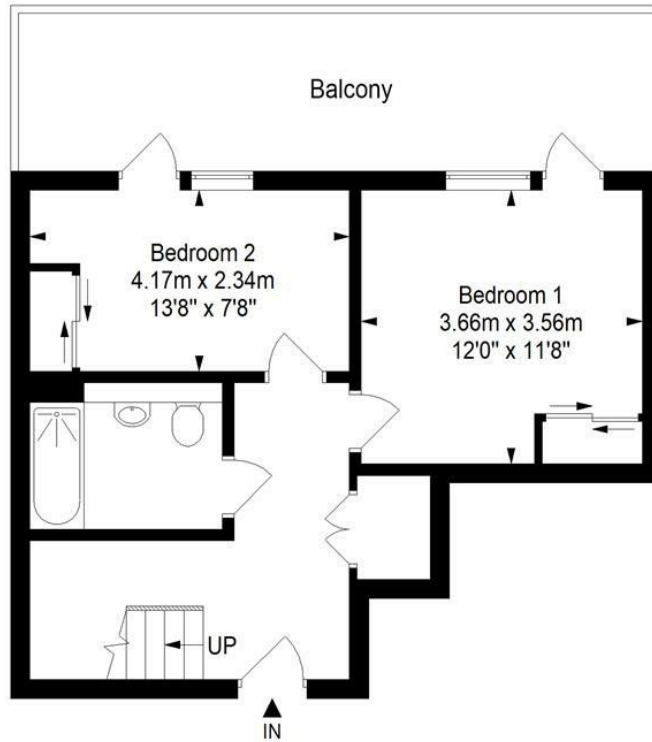
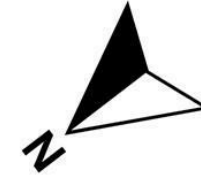
Please Note

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.

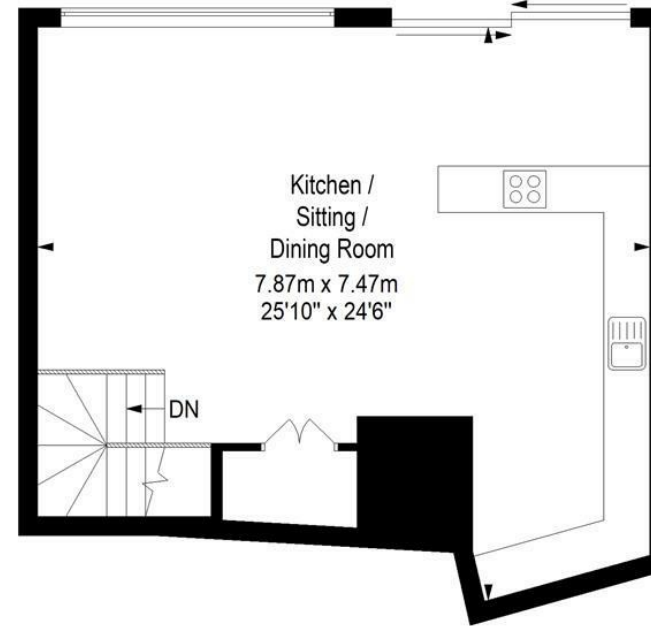


Electricity House, Colston Avenue, Bristol, BS1 4TB

Approximate Gross Internal Area = 94.4 sq m/ 1016.1 sq ft
(Excludes Balcony)



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

hollis
morgan
