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

£550,000

This magnificent and spacious (1125sq ft) duplex apartment is situated on at the top of this iconic Art Deco Grade II Listed building located in the centre of the City and so amongst the vast range of amenities on the door step. The property boasts sensational panoramic views as well as allocated parking and concierge service. Chain Free.

- Stunning Duplex Penthouse
- Breathtaking Views
- Large Open Plan Living
- High End Finish
- Two Double Bedrooms
- En Suite
- Central Location
- Allocated Parking
- Concierge Service
- Chain Free

The Property
This stunning split-level duplex apartment has been finished to an incredibly high specification and, from the large spectacular open plan living space, offers an exclusive, sweeping perspective across Bristol, affording uninterrupted views of City Centre Landmarks stretching from Christmas Steps to the University of Bristol to St Michael on the Mount Without.

Originally built by Giles Gilbert Scott, 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 level of the penthouse comprises a large entrance hallway along with a spacious master bedroom, which boasts pleasant views, a built-in wardrobe, modern air conditioning and an en suite shower room with a large walk-in mains fed shower, heated towel rail, WC 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.

A bespoke oak and glass staircase takes you to the open plan second level, which provides ample space for the kitchen, living and dining areas.
The room is dominated by a floor to ceiling, curved wall of glass which provides a stunning panoramic aspect 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
Electricity House is situated in the heart of the City, a stone's throw from a multitude of bars and restaurants, with the iconic Hippodrome and Colston Hall just moments away. The University of Bristol's Clifton Campus is less than ten minutes away on foot.

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. 119 years remaining.
Ground Rent: £250 per annum
Management Fee: £395pcm

Council Tax Band: E

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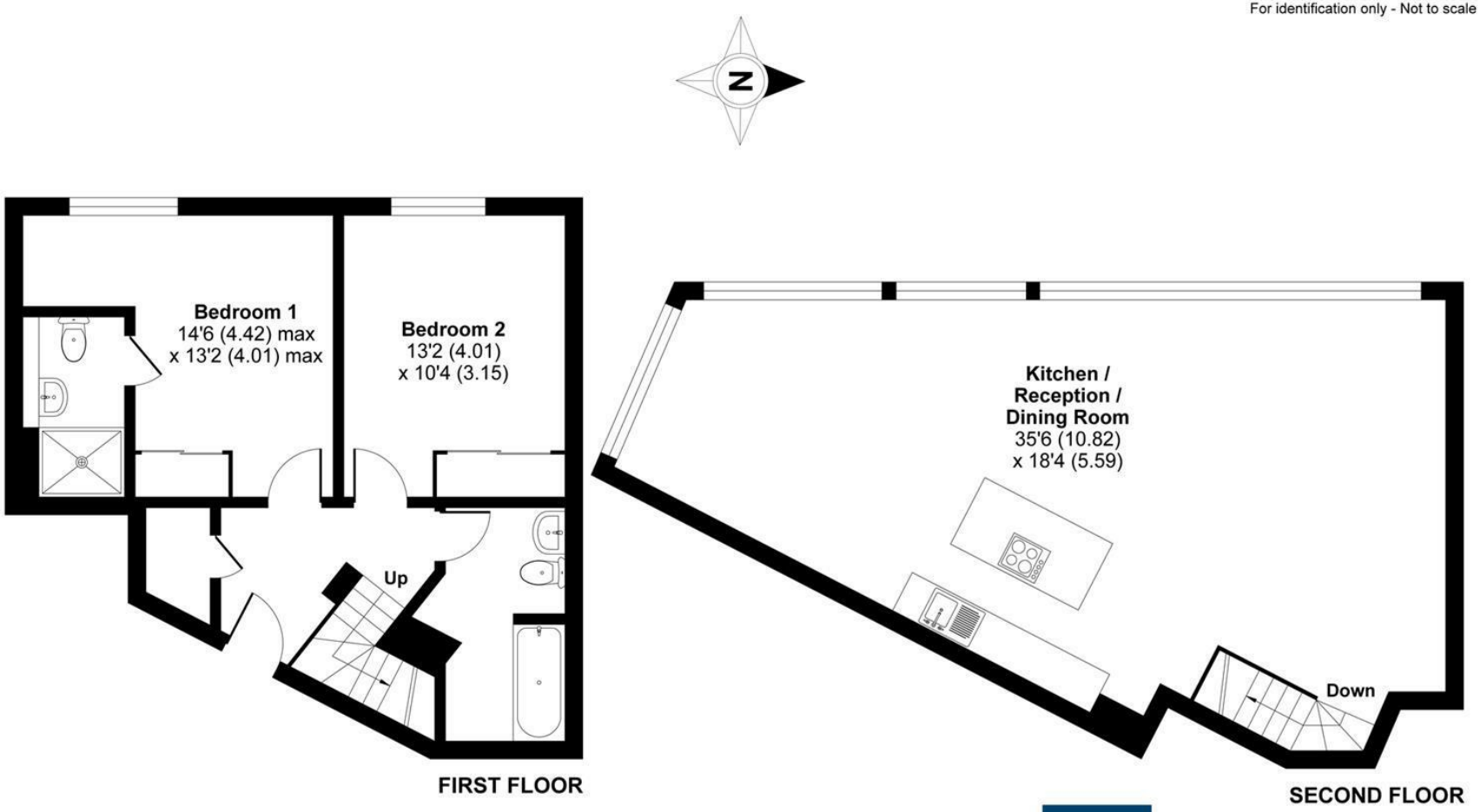
City Centre, Bristol, BS1

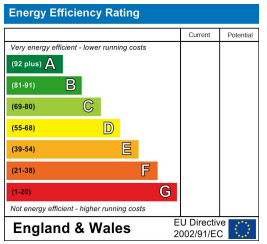
Approximate Area = 1125 sq ft / 104.5 sq m

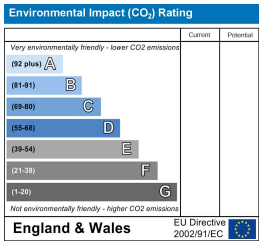
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 763710





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