



# A modern, light & spacious city centre apartment.

**Electricity House, Colston Avenue, Bristol, BS1**

£295,000 Leasehold (120 years remaining)





Spacious and open-plan living room with double aspect •  
Modern kitchen with integrated appliances • Large bedroom  
with integrated wardrobe • Modern family bathroom •  
Underfloor heating • Secure bike storage • Lift access • 24  
hour concierge • All electric

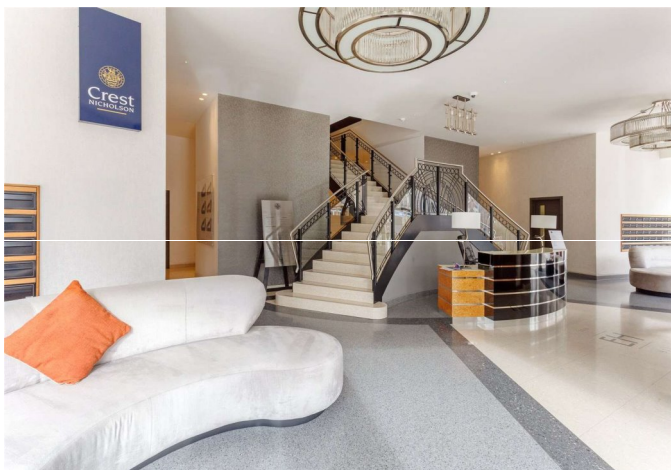
#### About this property

Electricity House is an exciting development which was restored in 2015 back to its former glory by reinstating and enhancing the buildings celebrated art deco architecture by the notable Architect Gilbert Scott.

The apartment is approached via an opulent art deco communal entrance with 24 hour concierge and passenger lift to all floors. Situated on the fourth floor, apartment 459 occupies a corner of the building benefiting from a triple aspect orientation thus allowing for an abundance of natural light. The entrance to the property is wide and spacious with contemporary floor tiling, intercom system, spot lighting and a storage cupboard on the right housing the pressurised water cylinder, fuse board and router. There is also a large storage cupboard on the left housing the washer dryer and Vent Axia ventilation system. The property benefits from underfloor heating throughout. Off the hall to the left is the bathroom offering bath with

shower over, Roca sink unit, WC, towel radiator, floor to ceiling tiling, spot lighting and two large wall mirrors. The bedroom is off the hall to the right and is of a good size, carpeted, with large integrated wardrobe and pendant lighting. At the end of the hall, two large doors open into a light and spacious, open-plan living room with contemporary pendant lighting and ample space for living, dining, working and entertaining. There are large windows with blinds giving double aspect orientation and lovely cityscape views. The kitchen is in the far left corner and offers silestone worktops, Rangemaster sink unit and Bosch appliances including four ring ceramic hob, oven/grill, integrated microwave oven, plate warmer, fridge, freezer and dishwasher. There is also ample cupboard and drawer space and spot lighting. Secure bicycle storage is available in the undercroft car park.





### Local Information

Electricity House could not be more centrally located to take advantage of all Bristol has to offer. The BS1 location gives the development the best of both worlds: heritage and unique pockets of Bristol to meander through, modern shopping centres and restaurant chains close by, whilst also being just ¼ mile from the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

### Tenure

Leasehold (120 years remaining)

### Local Authority

Bristol City Council, Bristol

### Energy Performance

EPC Rating = D

### Viewing

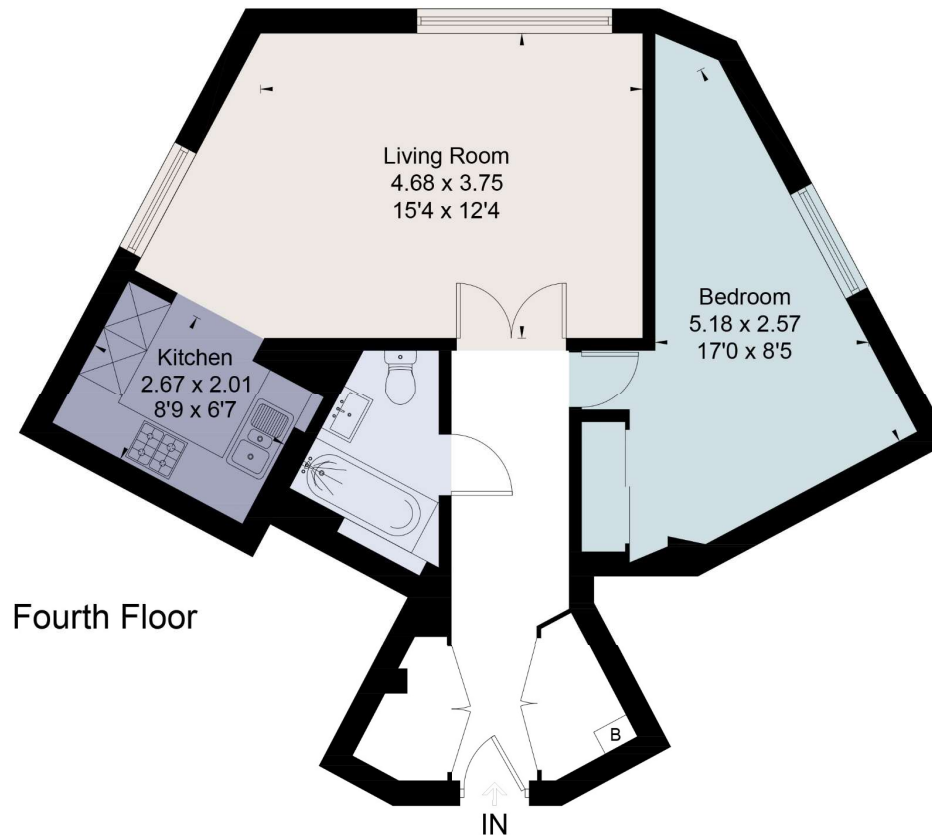
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
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Approximate Area = 56.8 sq m / 611 sq ft

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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