

NEXA

BRISTOL



Colston Avenue , Bristol, BS1 4TB

Will at Nexa Bristol is pleased to introduce this high spec 2 bedroom, 2 bathroom which is ideally located in the city centre and comes with an underground parking spot.

Asking Price £375,000

Colston Avenue

, Bristol, BS1 4TB



- Grade 2 listed Building
- 2 Double Bedrooms
- 2 Bathrooms
- Underground Car Park
- Open Plan Kitchen/ Living Space
- Secure Development
- City Centre
- 24 Hour Concierge

FULL DESCRIPTION

Will Martin of NEXA Bristol is thrilled to offer this stunning two bed, two bath apartment on the second floor.

Crest Nicholson's unique Electricity House development launched in 2014, transforming the iconic 1930s building designed by celebrated architect Sir Giles Gilbert Scott.

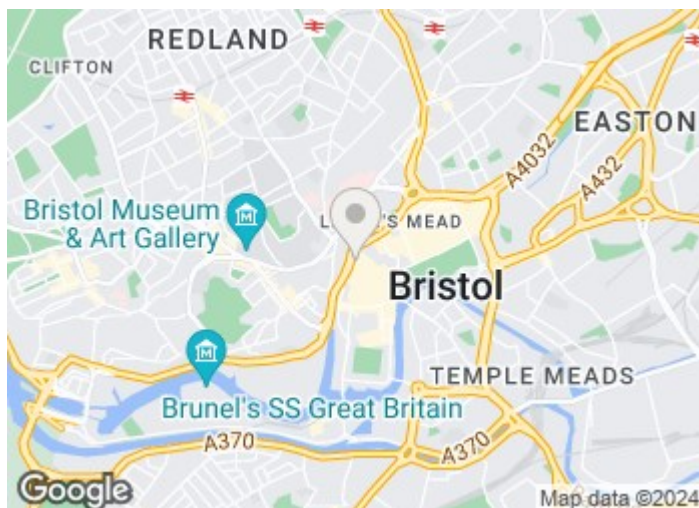
The building has been beautifully maintained and showcases original Art Deco features such as the opulent foyer and decorative exterior stonework alongside modern additions including the central atrium that floods the internal areas with natural light.

Electricity House is one of only a few developments to offer allocated parking in the city centre and this apartment is sold with one underground parking space. There is also an excellent 24hr onsite concierge service.

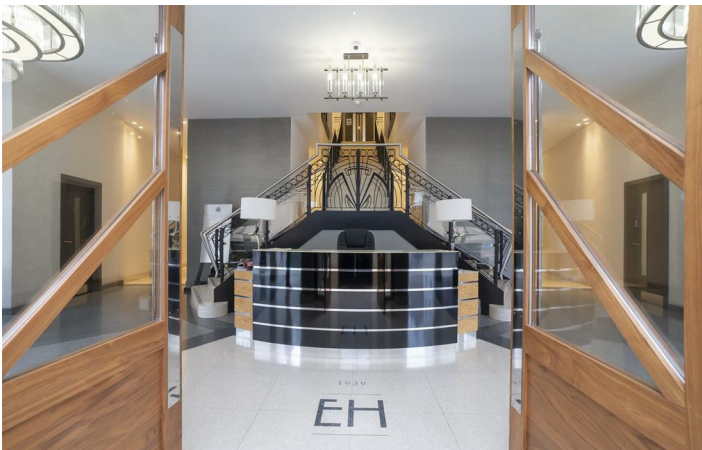
The apartment itself is located on the second floor. On entering the apartment, the entrance hall houses a utility and storage cupboard on the right. To the left is the second bedroom and family bathroom. Turning right you will find the open-plan kitchen / living space. The fully fitted kitchen features Bosch appliances and there is underfloor heating throughout the property. There is plenty of space for dining, entertaining

and lounging. At the back of the property you will find the spacious master bedroom which has fitted wardrobes and an en-suite shower room.

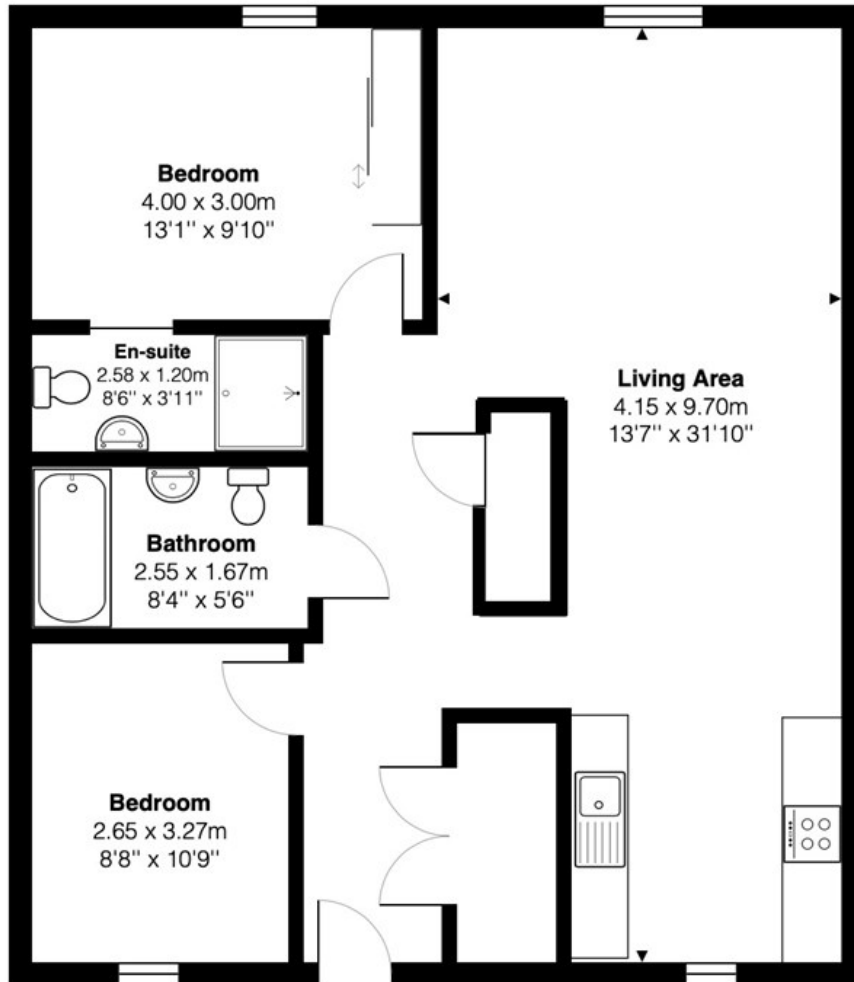
Electricity House offers stylish and sophisticated living in the centre of Bristol and is a mere 10-minute walk from the Cabot Circus shopping centre and 15 to Bristol Temple Meads station. Hotel du Vin is just across the road along with a vast array of bars, restaurants and coffee shops on the doorstep.



Directions



Floor Plan



Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	