



## 342 ELECTRICITY HOUSE

Bristol, BS1 4TB

Price £299,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Electricity House is Grade II listed and captures luxurious contemporary living in one of Bristol's most iconic buildings. The apartment itself occupies a corner of the building and benefits a large triple aspect. Internally there is a large open plan living space with a stylish fully fitted kitchen, a large double bedroom with fitted wardrobes and a fully tiled bathroom suite. With 24 hour concierge and lift access to all floors. A fantastic opportunity to acquire this high end apartment so call today to book an internal viewing.

## Situation

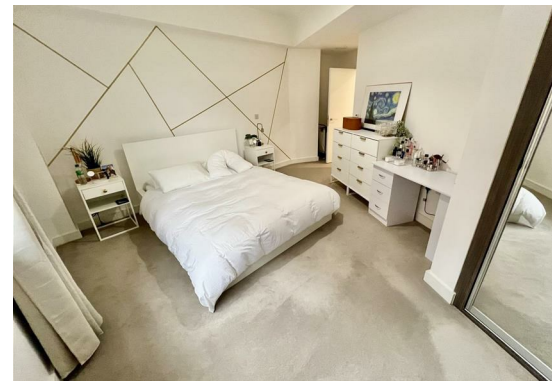
Electricity House could not be more centrally located to take advantage of all Bristol has to offer. It is the heart of the city and a stones throw from the Hippodrome, Cabot Circus, Corn Street, Millennium Square and the harbourside. Also situated within easy reach of attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed. It provides easy access to the M32, M4 and M5.

## Local Authority

Bristol City Council Council Tax Band: C

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

Via secure intercom system and steps leading into a spectacular grand communal entrance with concierge desk, stylish seating areas, stairs rising to upper floors and lifts offering level access to other floors, wall mounted individual post boxes.

## Entrance Hallway

14'9 max x 5'8 max (4.50m max x 1.73m max)

Situated on the third floor the entrance hall for the property is wide and spacious with tiled flooring, doors to all rooms, entry intercom phone, smooth ceiling with inset spot lighting, two storage cupboards, the right housing the pressurised water cylinder, fuse board and router, the left hand cupboard houses Vent Axia ventilation system and space and plumbing for washing machine, underfloor heating.

## Open Plan Living

26'6 max x 14' 8 max (8.08m max x 4.27m 2.44m max)

A fantastic dual aspect room with rear and side aspect windows, smooth ceiling with inset spotlighting, tiled flooring, this room incorporates lounge, dining and kitchen and it is bright and airy throughout. The kitchen is fitted with a luxury range of eye and base level units, inset stainless steel sink and drainer unit, integral stainless steel oven and microwave, inset electric hob and extractor over, integral dishwasher, integral fridge and freezer, underfloor heating.

## Bedroom

17'10" max x 16'6" max (5.46m max x 5.05m max)

Side aspect window, fitted wardrobe with sliding doors, smooth ceiling with inset spotlighting, underfloor heating.

## Bathroom

7'1 max x 6 max (2.16m max x 1.83m max)

A luxury fitted bathroom comprising panel enclosed bathroom with shower over, pedestal wash hand basin, low level WC, tiled flooring, inset shelving, fitted mirrors, extractor fan, underfloor heating.

## Leasehold Information

We have been advised that there is a 125 year lease from 2015 with an annual ground rent of £200.00. The service charge is payable every 6 months and is currently £1,878.94 (paid in January and July each year).

## Material Information \*

Additional information not previously mentioned

- Mains electric and water, no gas
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





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EH  
851

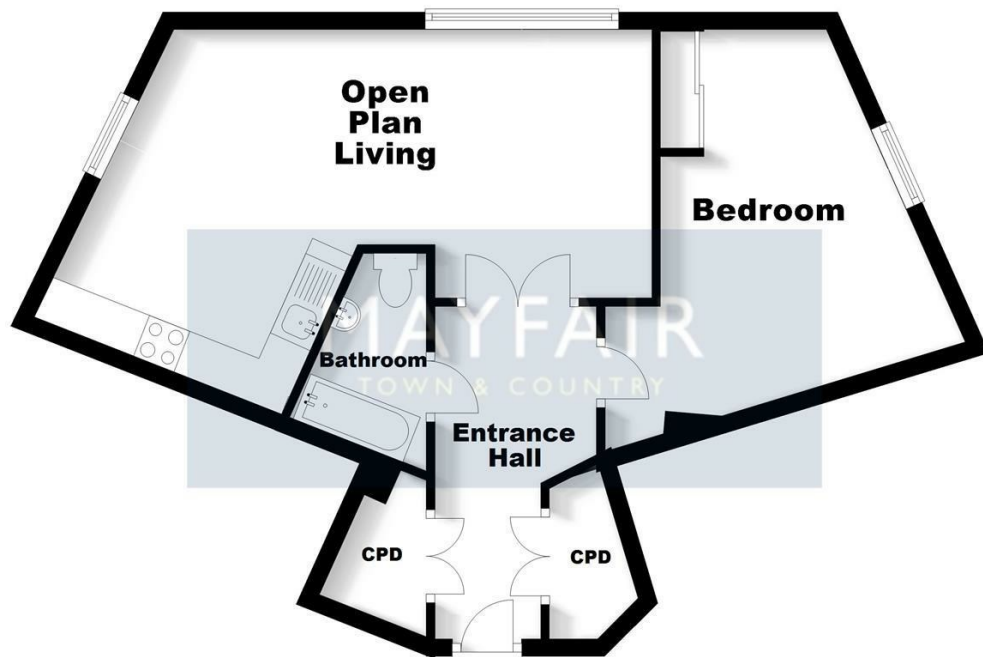
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## Ground Floor



**For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb Plan produced using PlanUp.**



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

