



349 ELECTRICITY HOUSE

Bristol, BS1 4TB

Price £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN - Located in the heart of Bristol, Electricity House on Colston Avenue presents a splendid opportunity for those seeking a modern and comfortable living space. This flat boasts a well-designed layout, featuring one inviting reception room that serves as the perfect gathering space for family and friends. The property comprises two bedrooms, with two bathrooms (one en suite), convenience is at the forefront, ensuring that morning routines and evening unwinding can be enjoyed without the usual hassle. Electricity House is ideally situated, providing easy access to the vibrant amenities of Bristol, including Bristol Harbour, shops, restaurants, and cultural attractions. The surrounding area is known for its friendly community and excellent transport links, making it an ideal choice for both families and professionals alike. This property is not just a flat; it is a home that promises comfort and style in a prime location. Whether you are looking for your first home or a suitable property to rent out, Electricity House is a remarkable option that should not be overlooked. Embrace the opportunity to make this delightful residence your own.

Situation

Bristol is one of the UK's most exciting and characterful cities! Located in the South West of England, Bristol is packed with history, creativity, green spaces, and a famously independent spirit. Whether you're into street art, historic ships, riverside walks, or fantastic food, Bristol has something for everyone.

The local area

- The local area*
- 0.2 miles - St Nicholas Market
- 0.4 miles - Bristol Harbour
- 0.4 miles - Castle Park
- 0.4 miles - Bristol Cathedral
- 0.7 miles - Whapping Wharf
- 0.8 miles - Cabot Tower
- 0.9 miles - Bristol Temple Meads Train Station
- * Distances are approximate & sourced from Google Maps

Local Authority

Council Tax Band: D
 Tenure: Leasehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

PROPERTY DESCRIPTION

Entrance Hall

21'9 × 4'10 (6.63m × 1.47m)

Reception

23'5 × 12'4 (7.14m × 3.76m)

Kitchen / Breakfast / Dinner

8'6 × 8'6 (2.59m × 2.59m)

Bedroom 1

13'1 × 10'1 (3.99m × 3.07m)

En Suite

8'6 × 4'0 (2.59m × 1.22m)

Bedroom 2

8'0 × 10'8 (2.44m × 3.25m)

Bathroom

8'0 × 5'6 (2.44m × 1.68m)

Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water meter.
- Underfloor heating.

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

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.

Situated within walking distance of Park Street, Broadmead, and Cabot Circus, this property offers unbeatable access to the city's top shopping, dining, and entertainment destinations.

This two bedroom apartment features a sleek and contemporary design throughout, including a fully fitted modern kitchen—perfect for city professionals or couples seeking comfort and convenience. The open-plan living space is both bright and welcoming, ideal for relaxing after a day in the city.

Residents benefit from a concierge reception within the building, offering added security and ease of living. With excellent public transport links nearby, including buses and Bristol Temple Meads station within easy reach, commuting in and out of the city is a breeze.

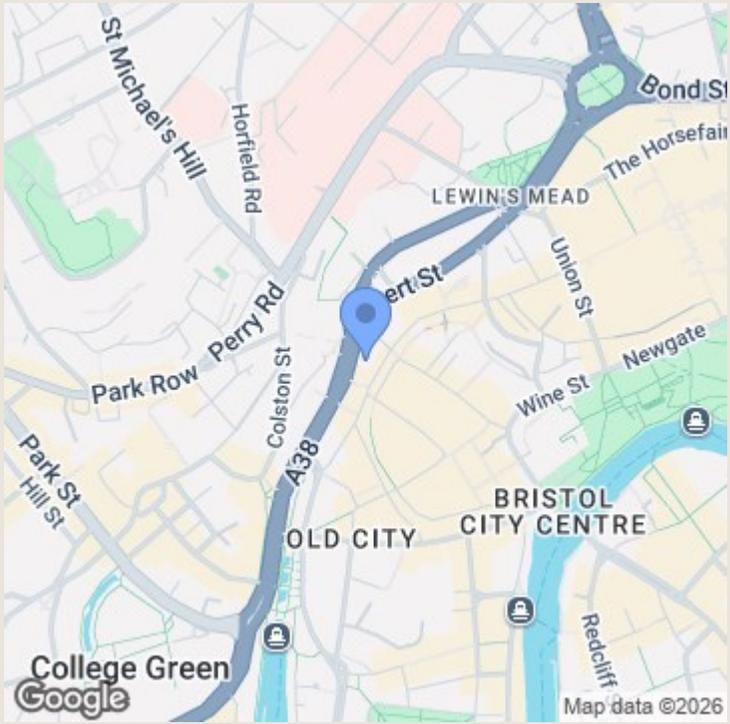
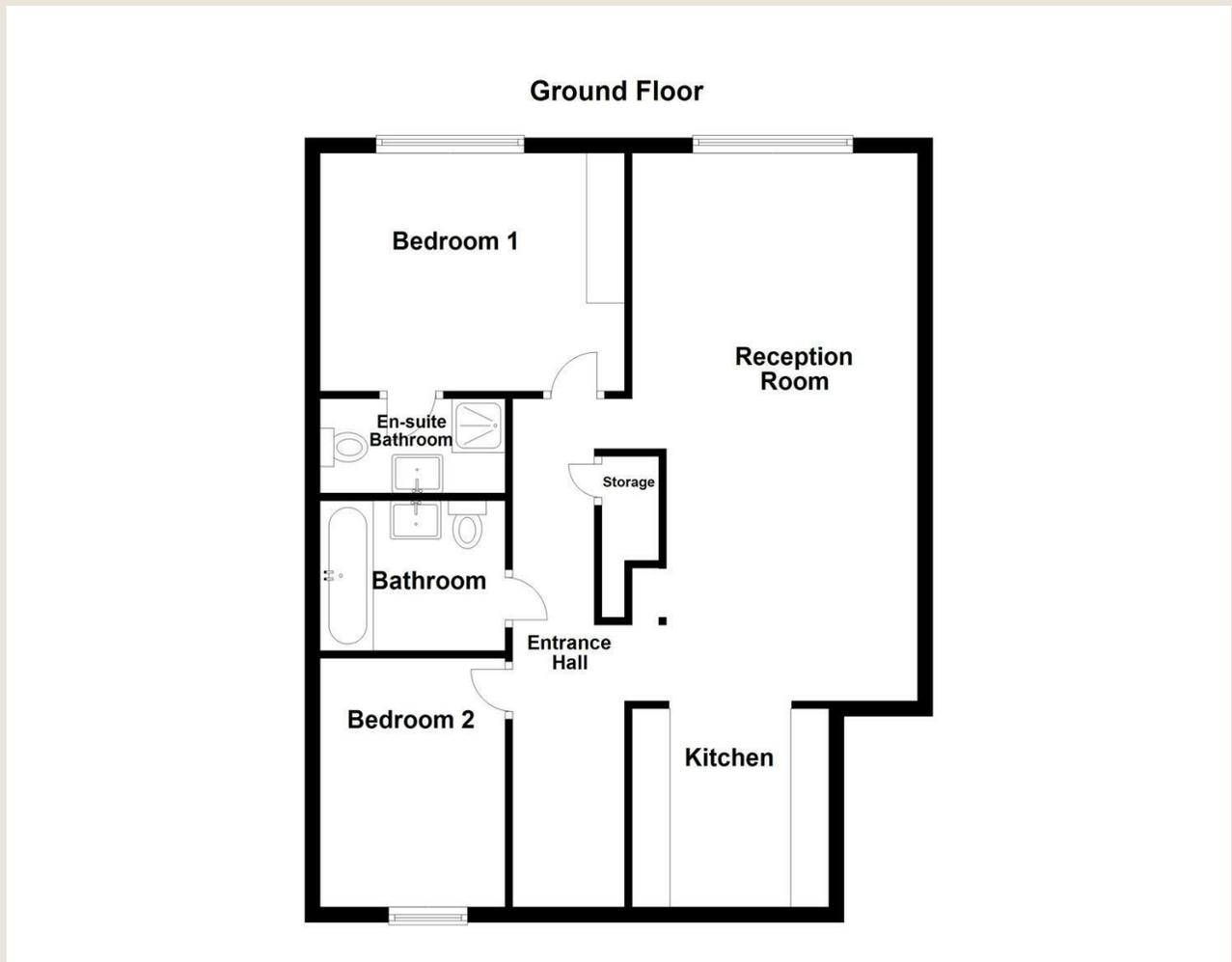
Electricity House is one of only a few developments to offer allocated parking and this apartment is sold with one underground parking space. There is also an excellent onsite concierge service.

PROPERTY DESCRIPTION









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:
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

