

Knight Frank

PENTHOUSE, ELECTRICITY HOUSE

BS1



PENTHOUSE
ELECTRICITY HOUSE

A large three bedroom penthouse maisonette with wraparound sun terrace and parking for two cars. Sold with no onward chain

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Local Authority: Bristol City Coucil
Council Tax band: F
Tenure: Leasehold
Service charge: £8000 per annum
Ground rent: £300 per annum

Guide Price: £1,100,000









The penthouse enjoys accommodation of circa 2000 ft.² arranged over two floors, capitalising on outstanding views which incorporate the waterfront, Nick Walkers "Vandal" artwork and the Wills Memorial Tower. Lift access opens up to a lobby solely used for this penthouse.

A particular feature is the striking sitting/dining room and kitchen which faces south. Fully glazed, these contemporary rooms create a spectacular place to entertain or simply to relax. There is access to a wraparound sun terrace and a bespoke kitchen enjoys a range of high-end integrated appliances and an abundance of storage, with an extensive additional utility room. Completing the accommodation on the ground floor there is a guest bedroom with luxurious en suite shower room and further guest WC.



The apartments first floor incorporates two generously proportioned bedroom suites, both with extensive wardrobe space and serviced by a fabulous en suite shower and bathroom facilities.

The penthouse benefits from a wraparound sun terrace with impressive cityscape views. Within the development there is additional storage, seven day a week concierge and secure allocated parking for two vehicles.

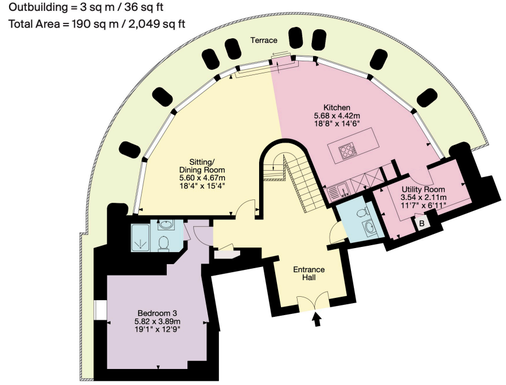




Electricity House

Bristol

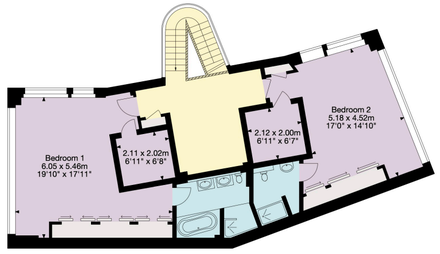
Approximate Gross Internal Floor Area
Main House = 187 sq m / 2,013 sq ft
Outbuilding = 3 sq m / 36 sq ft
Total Area = 190 sq m / 2,049 sq ft



Fifth Floor



Outbuilding



Sixth Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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