

estate agents **auctioneers**



573 Electricity House Colston Avenue, Bristol, BS1 4TB

£625,000

An impressive and rare to the market 1200 sq ft 3 bedroom duplex with impressive views over an historic part of Bristol.

- Duplex Apartment
- Allocated parking
- Concierge services
- Stunning views
- Central location
- Panoramic windows
- Accommodation set over two levels

#### The Property

Located within the iconic Electricity House in the heart of Bristol, this exceptional three-bedroom duplex apartment combines contemporary style and characterful Art Deco design.

Arranged over two beautifully designed levels, the property offers a spacious and versatile layout, ideal for modern city living. The upper floor is dedicated to an impressive open-plan living, dining, and kitchen area. Expansive windows span the full length of the room, flooding the space with natural light and a large sliding door creates a seamless indoor-outdoor feel, perfect for entertaining or relaxing with an amazing view across Bristol.

The stylish, contemporary kitchen is fitted with high-quality integrated appliances and stylish cabinetry, with a large island providing ample countertop space and room for additional seating. The lower floor hosts three well-proportioned bedrooms, providing comfortable and private accommodation. The principal bedroom benefits from a modern ensuite shower room and built-in wardrobes, a feature the third bedroom shares. A spacious family bathroom with a full-sized bath completes this level.

The property benefits from underfloor heating and air-conditioning throughout, as well as an allocated parking space and concierge services.

#### Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### Other Information

Leasehold: To Follow.

Ground rent: To Follow.

Management Fee: To Follow.

Council Tax Band: To Follow

#### Please Note

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