



## Electricity House

Colston Avenue

£2,700 Monthly  
2 Bedroom Penthouse

**AVAILABLE NOW**

**The  
Letting  
Game**

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### DETAILS

Stunning penthouse maisonette with a concierge service, it's presented furnished with white goods included and available from the 7th July 2025!

The penthouse maisonette is situated on the 5th floor with a concierge service, presented furnished with two double bedrooms, one with an en suite shower room, the property has underfloor heating and has air conditioning available throughout the property. This property is situated in the City Centre, has bike storage, is available to students and professionals, and has plenty of amenities close by including a short walk to Bristol bus station and Temple Meads Train station.

Zoe will be running the viewings on this must see property so book yours today.

#### What's it like?

The maisonette is situated in a highly sought-after location in the centre of Bristol near the Hippodrome, the building has a modern twist, two lifts, a concierge service, it has two double bedrooms on the lower floor with the master having an en suite shower room and a second separate bathroom with a shower over the bath, on the top floor is the large open plan lounge kitchen diner with electric French doors opening giving you spectacular views over Bristol. The property comes with integrated white goods including a fridge freezer, dishwasher, oven & hob and a washing machine and separate tumble dryer in the utility cupboard.

#### Zoe's Local highlights:

- Prime City Centre location
- Excellent transport links
- Buzzing food scene
- Walking distance to UOB and BRI

- **Furnished**
- **CLOSE TO BRISTOL BUS STATION**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **COUNCIL TAX BAND E**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **LIFT ACCESS**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **EPC RATING D**
- **UNDERFLOOR HEATING**

- Close to Park Street, Harbourside and College Green

#### Home Truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent
- Access to the loft is prohibited

#### Property Essentials:

- o Structure Materials – Stones
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Standard
- o Heating type – Underfloor Heating
- o Broadband– (Source Ofcom) - Standard and Ultrafast
- o Mobile signal – ( Source Ofcom) Likely
- o Building Safety – N/A
- o Restrictions – N/A
- o Rights and Easements – N/A
- o Flood risk – N/A
- o Planning Permissions – None
- o Accessible – Not accessible
- o Coalfield / Mining area – N/A

Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances

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