



An exceptionally well presented, bright and attractive upper floor apartment in this vibrant and popular development.

Paintworks, Arnos Vale, Bristol, BS4

£325,000 Leasehold (193 years remaining)



Communal entrance/passenger lift or stairs to third floor • Entrance hall • Open plan reception and kitchen • Access to South facing balcony • Principle bedroom with en suite shower (presently used as a second reception) • Second double bedroom • Bathroom • Secure underground allocated parking for one vehicle • Bicycle storage

Local Information

Paintworks is located on the A4 (Bath Road) near Totterdown. Follow signs for Temple Meads Railway Station, then continue along the A4 bearing left at Three Lamps junction. Continue for approx half a mile, Paintworks is on the left hand side. It is also 1.0 miles from Temple Meads station and 2.5 miles to Cabot Circus and access to the M4/M5. There are currently over 100 small and medium size businesses based at Paintworks, alongside a central hub with a café/bar, performance space, gallery and events space.

About this property

Paintworks is a popular development with excellent local amenities of coffee shops and bars, with views of the River Avon and Sparks Park beyond access via the pedestrian footbridge.

286 is situated on the third floor and is accessed either from the river side or from the secure parking area. The apartment opens in to a spacious and welcoming entrance hall with utility cupboard with plumbing for washing machine. The well designed and spacious open plan living /dining and kitchen has been finished to the highest standard and is perfect for

entertaining and general living. The open kitchen includes Bosch integrated appliances and a comprehensive range of floor and wall units with contrasting work tops. Floor to ceiling windows offer views to the river and beyond and a pedestrian door leads to the private balcony. The principle bedroom is presently used as an additional reception room, a deep fitted wardrobe and windows to the balcony, the bedroom is served with an en suite shower room. The second bedroom is served by an attractive bathroom with shower over the bath. The apartment has a secure allocated parking space and there are several secure bicycle storage areas.

Tenure

Leasehold(193 years remaining)

Local Authority

Bristol City Council

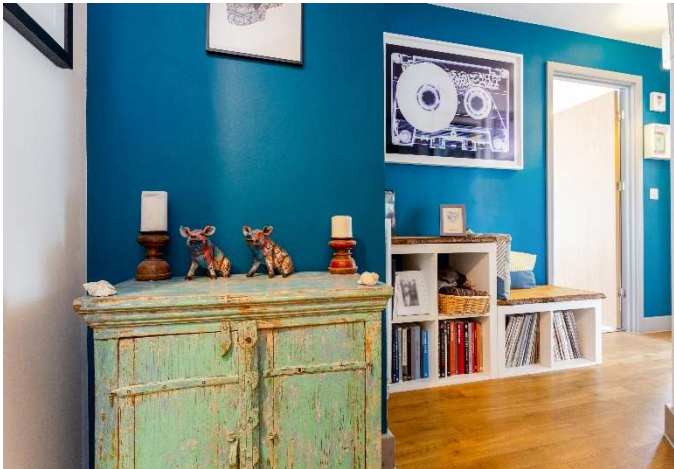
Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Tele: +44 (0) 117 933 5800.





Approximate Area = 70.4 sq m / 758 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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