



A one bed apartment with balcony, parking and exceptional views.

**Paintworks, Arnos Vale, Bristol, BS4**

£250,000 Leasehold (193 years remaining)

savills



Light and spacious living room with balcony • Modern kitchen with integrated appliances • Principal bedroom and modern bathroom • One off street parking space and additional visitor parking • Exceptional views • Secure bicycle storage • Lift access

#### Local Information

Paintworks is located on the A4 (Bath Road) near Totterdown. It is 1 mile from Temple Meads station and 2.5 miles from 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, food trucks, performance space, gallery and events space.

#### About this property

276 Paintworks offers comfortable and contemporary, open-plan living with a large balcony and parking close to Temple Meads and Bristol city centre. The apartment is accessed via a well maintained communal entrance hall and a lift to the second floor. The entrance to the flat benefits from wood effect flooring throughout and offers ample space for coats and boots.

The modern family bathroom is on the left hand side and offers bath with shower over, WC, Roca sink, towel radiator, spot lighting, mirror and wall tiling. The utility cupboard, towards the end of the hall on the left, houses the electric boiler and offers significant storage.

The principal bedroom, at the end of the hall, is of a good size

and carpeted with integrated triple wardrobes and large floor to ceiling, double glazed windows with blinds overlooking the river.

The kitchen / living room, off the hall to the left, is open-plan, light and spacious with plenty of space for living, working, relaxing and hosting. Floor to ceiling windows run the length of the room and give access onto a large, timber decked balcony which runs the length of the living room and offers stunning views looking over the river and beyond towards Bristol city centre.

The U-shaped kitchen is modern and offers a Bosch oven/grill, four ring ceramic hob, fridge freezer and Bosch dishwasher. There are also solid worktops with integrated sink unit, spot lighting and ample cupboard and drawer space.

There is secure parking in the underground car park behind secure gates with CCTV as well as visitor parking and secure bicycle storage. Paintworks has a very social, friendly community with a number of family friendly events taking place throughout the year.







**Tenure**  
Leasehold(193 years remaining)

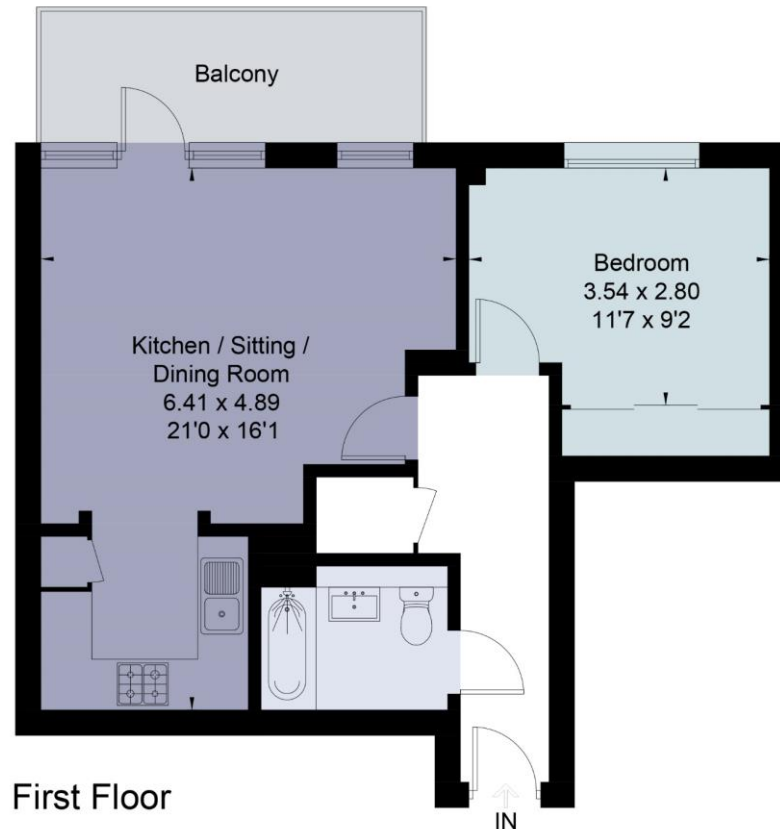
**Local Authority**  
Bristol City Council

**Energy Performance**  
EPC Rating = B

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



Approximate Area = 48.8 sq m / 525 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
For identification only. Not to scale.  
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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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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