

## 224 Paintworks, Arnos Vale, Bristol, BS4 3AQ

**£245,000**

The Paintworks has excellent road connection links with the A4 providing access to Bristol/Bath, Temple Meads train station is around a 20 minute walk and the City Centre around 30 minute walk. A prestigious and impressive Crest Nicholson development is this spacious ground floor apartment with views across the River Avon, briefly comprises an intercom controlled communal entrance and hallway, door accessing private hallway with ample storage and open-plan kitchen/living area with integrated appliances, a good size double bedroom with built-in wardrobe. The property further benefits an allocated underground parking space and access to bicycle storage. An internal viewing is highly recommended.

## Accommodation Comprises

### Communal Halls

Door to secured allocated parking and bike store, private door into:-

### Hallway

Intercom controlled entry phone, door to large storage cupboard housing heating unit, plumbing for automatic washing machine, additional full height storage cupboard, radiator, internal doors to:-

### Open Plan Living

#### Living/Dining/Kitchen 11'0" x 22'11" (3.36m x 7m)



Double glazed anthracite windows, two radiators, fitted with wall, base and drawer units, laminate wood effect worktops, integrated electric oven and ceramic hob with concealed extractor fan over, integrated fridge/freezer and dishwasher.

#### Bedroom One 36'1" 19'8" x 26'2" 16'4" (11'6" x 8'5")



Double glazed window to side aspect overlooking the river, radiator, large built in wardrobe.

#### Bathroom 6'4" x 7'1" (1.95m x 2.17m)



Stylishly fitted and tiled and comprising panelled bath with shower over, wash hand basin and a concealed w/c, chrome heated towel rail, extractor fan.

### Parking

Secure allocated under croft parking space with further visitor spaces.

### General

We are informed by the present owners of the following information and charges.

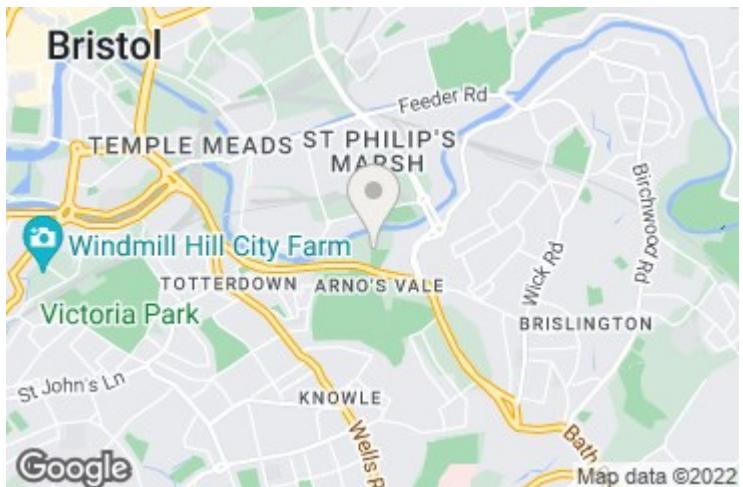
193 years unexpired on the lease.

£2414.26 approximately per annum management fee payable twice yearly.

£150.00 per annum ground rent charge.

The building benefits from a shared boiler system, maintenance/replacement costs are included in the annual maintenance fee. The present owner pays approximately £30-£40 per month for heating charge.

### Additional Photos



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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