

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DAVIES & WAY

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Block J Paintworks, Arnos Vale, Bristol, BS4 3AS



£330,000

An excellently presented two double bedroom Apartment that enjoys breathtaking views of the River Avon and Sparke Evans Park.

- Delightful views
- Lift serviced
- Fourth floor
- Lounge/kitchen/dining room
- Balcony
- Two double bedrooms
- En suite shower room
- Bathroom
- Secure parking



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Block J Paintworks, Arnos Vale, Bristol, BS4 3AS

Located on the fourth floor of the characterful Paintworks this excellently presented lift serviced Apartment enjoys a high quality accommodation with several of the rooms enjoying far reaching views across the River Avon and Sparkes Evans Park.

Internally the property is accessed via stairs and a lift rising to the fourth floor providing direct access to the Apartment. Once inside you are greeted with a generous entrance hallway (with two built in storage cupboards) and access to the remaining accommodation. This consists of a bright and airy kitchen/lounge/dining room with full height windows to the front aspect enjoying views of the River and adjoining parkland, a high quality kitchen featuring a range of integrated Bosch appliances and a separate dining area that directly leads to the sunny balcony which provides an ideal space for alfresco dining. Both bedrooms are good sized doubles which enjoy either Riverside views or that across Paintworks, with the master boasting a luxury three piece en suite. The accommodation is completed by a three piece suite Roca bathroom in addition to a secure parking space located on the ground floor.

The Paintworks is a social, friendly development situated just off the Bath Road and within close proximity to both the City Centre and highly popular area of Totterdown. Within Paintworks there is a variety of homes, live work units, offices and several eateries including the popular Bocabar and Convoy Express.

INTERIOR

GROUND FLOOR

Stairs and lift providing access to fourth floor and direct access onto the Apartment.

INTERNAL HALLWAY

Spacious hallway with two built in cupboards, radiator, power points. Doors to rooms.

KITCHEN/LOUNGE/DINING ROOM 5.8m x 4.4m (19'0" x 14'5")

to maximum points. Double glazed window to front aspect enjoying breathtaking views of adjoining river and nearby parkland, double glazed door to rear aspect providing access to private balcony. High quality kitchen comprising range of soft close wall and base units with under counter lighting, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including electric Bosch oven, four ring hob with extractor fan over, integrated fridge/freezer and Bosch dishwasher, Power points, splashbacks to all wet areas. Lounge providing ample space for sofas and coffee table and benefiting from radiator and power points. Dining area enjoying direct access to the balcony, radiator and power points.

BALCONY 2.7m x 1.6m (8'10" x 5'2")

Delightful sunny outside space with ample room for alfresco dining laid to decking.

BEDROOM ONE 3.4m x 3.3m (11'1" x 10'9")

Double glazed windows to side aspect, radiator, power points. Built in double wardrobe, door to en suite shower room.

EN SUITE SHOWER ROOM 2.2m x 2m (7'2" x 6'6")

to maximum points. Luxury en suite comprising Roca sink with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.8m x 3m (12'5" x 9'10")

Double glazed window to front aspect that enjoys river and park views, radiator, power points.

BATHROOM 2.2m x 2m (7'2" x 6'6")

Luxury three piece Roca suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with centrally located mixer tap and shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

PARKING

Secure allocated off street parking for one vehicle with ample visitors parking nearby.

TENURE

This property is Leasehold with approximately 195 years remaining on the Lease. There is a ground rent payable of £300 per annum and Management fees of approximately £204 per calendar month.

AGENTS NOTE

This property has been constructed with external cladding that is in the process of being replaced, works for this are due to be complete later this year (further details available from the agent on request). If you are planning to purchase with a mortgage, a lender's approval should be sought before proceeding with a sale.

