344 Paintworks, Arnos Vale, Bristol, BS4 3AR

£439,950

An immaculately presented 4/3 bedroom three story townhouse with private rear garden and two parking spaces.

- Paintwork's Development
- Wonderful Presentation
- High Quality Finishes
- Townhouse
- 2 Parking Spaces
- Open Plan Kitchen / Dining
- Rear Garden
- Completed Chain

The Property
A fine example of a high-quality townhouse located in the characterful paintwork's development.

This immaculate 4-Bedroom townhouse has been built to an excellent quality, it benefits from modern finishes throughout with a bright and open kitchen & attractive rear garden.

Initially, upon entering the property you are welcomed by a spacious entrance hallway, to the right is an office / study or 4th bedroom with the downstairs WC opposite.

The hall then leads through to a stunning open-plan kitchen / dining room, it's been articulately designed with soft, contemporary colour themes and a centre piece island providing a great opportunity to host for guests. It also benefits from an array of wall and base units with 'Bosch' Appliances throughout which include a dishwasher, washing machine, microwave, fridge / freezer and effective under cabinet spotlights adding to the vibrance of the space.

Upstairs on the first floor you have a well-proportioned living room with outlooks of the garden, adjacent is the 3rd bedroom, followed by an impressive 3-piece family bathroom equipped with 'Roca' sanitary ware and tiled to an excellent quality.

On the Second floor of the property, it has two further rooms for accommodation including a very generous master bedroom with built in wardrobes and a stylish en-suite & with an additional double bedroom across the hall.

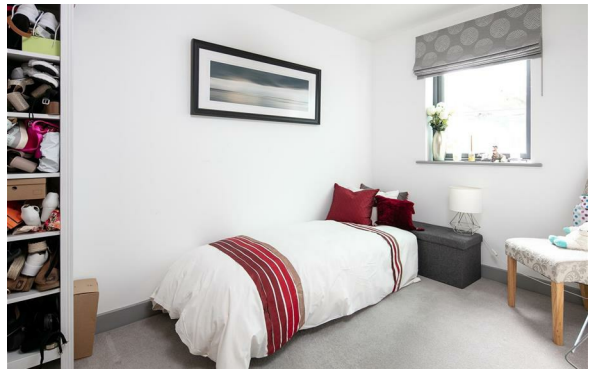
Outside the property accessed via French doors, is a well-groomed, low maintenance garden decorated with wooden decking and raised planters at the rear, allowing for vibrant greenery to grow.

We highly advise viewing this property to appreciate not only the eccentric 'Paintworks' development but a great family home which provides diverse spaces, bright and airy rooms with the benefit of a highly energy efficient residence.

Location
Paintworks is ideally located within close proximity to Temple Meads train station and the City Centre. Cabot circus is also within easy access with its range of stylish shops, restaurants, bars and cinemas.
Paintworks itself offers a fantastic mix of Work and Creative spaces, exhibition and event spaces, cafés and restaurants, creating a real sense of community and a dynamic and vibrant atmosphere.

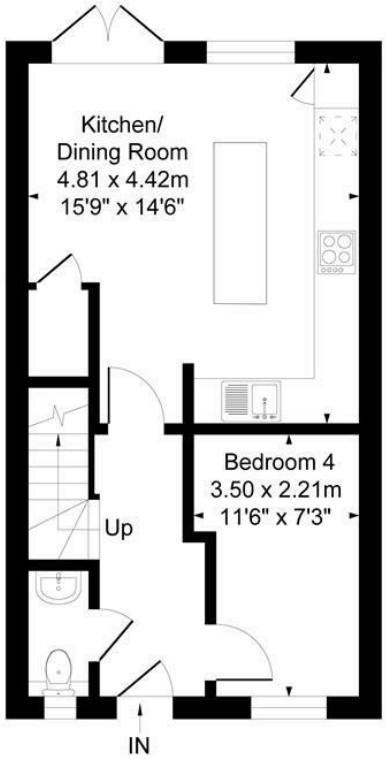
Other Information
Leasehold.
Management Fee: £869.44 twice yearly
Ground rent: £500 pa
Council Tax Band: C

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



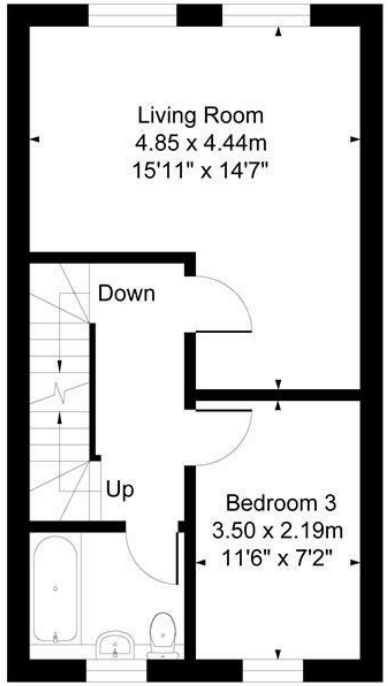
APPROX. GROSS INTERNAL FLOOR AREA 1206 SQ FT 112.17 SQ METRES

TOTAL APPROX. 402 SQ FT 37.39 SQ METRES



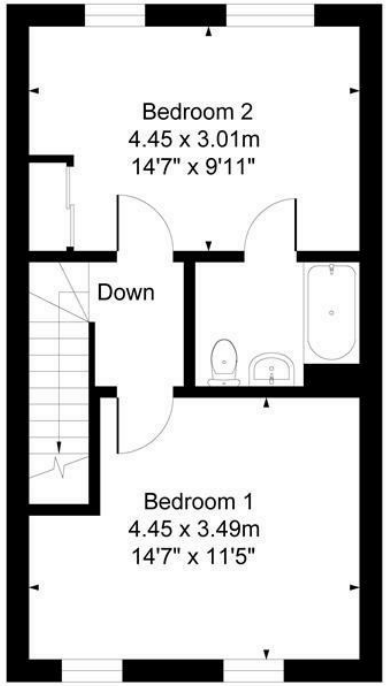
GROUND FLOOR

TOTAL APPROX. 402 SQ FT 37.39 SQ METRES



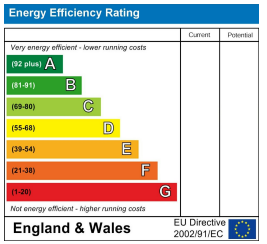
FIRST FLOOR

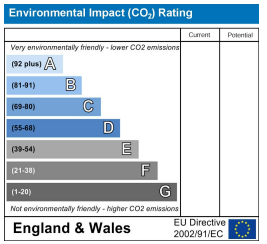
TOTAL APPROX. 402 SQ FT 37.39 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan