



211-262 233-268  
278-395 366-395  
269-346 269-346  
347-421 347-421  
Car park 422-461

PAINT

PAINTWORKS

LIFT

6

5

4

3

A fine example of a modern apartment in a central Bristol location with a private allocated parking space.

- Modern purpose built apartment
- High quality finishes
- Vibrant 'Paintworks' development
- Central Bristol location
- Upper floor apartment
- Allocated parking space
- Energy rating - B

**The Property**

Nestled within the dynamic and vibrant Paintworks development, this impeccably designed modern apartment offers a sophisticated living experience. Positioned on the third floor of a building overlooking the serene river Avon whilst benefiting from the excellent array of nearby amenities Paintworks provides.

Upon entry, a welcoming hallway adorned with a convenient storage cupboard invites you in, providing ample space for essentials like shoes and coats. To the left, an expansive open plan kitchen/living area awaits, characterised by its luminous ambience and stylish modern kitchen equipped with integrated appliances including a fridge/freezer, oven, and hob.

Across the property, the accommodation unfolds into a generously sized double bedroom featuring fitted wardrobes for optimal storage. Adjacent, a tastefully appointed three-piece bathroom awaits, elegantly tiled and adorned with contemporary colour schemes.

**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.

**Further Information**

Tenure - Leasehold  
Years remaining - 191  
Management Charge - circa £316 pcm  
Ground Rent - £150 Per year.  
Management company - HML

**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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

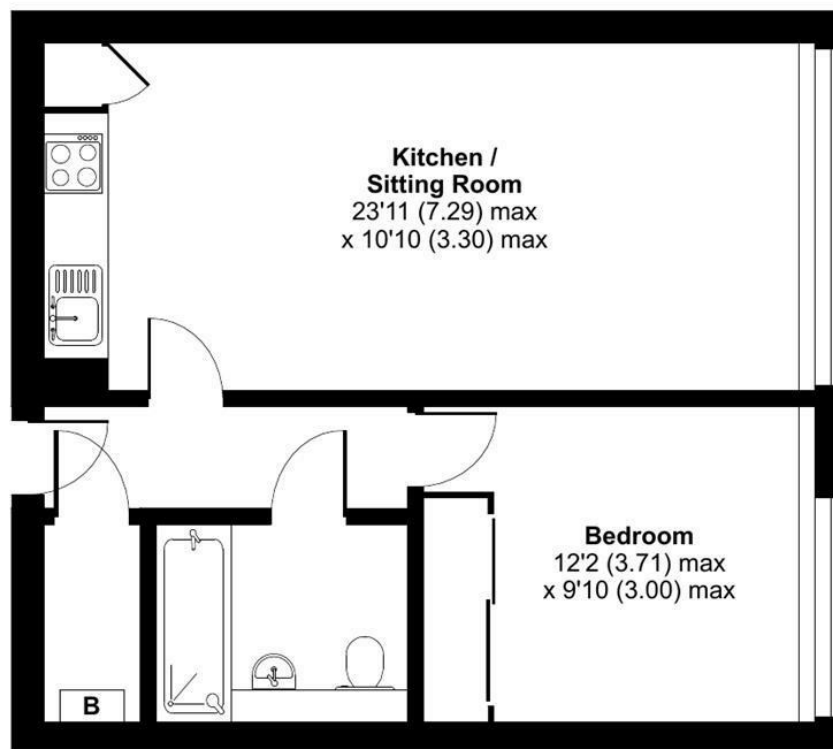




# Arnos Vale, Bristol, BS4

Approximate Area = 508 sq ft / 47.2 sq m

For identification only - Not to scale



THIRD FLOOR



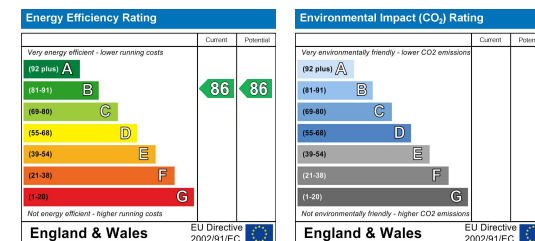
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1119784



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