estate agents auctioneers

hollis morgan

397 Paintworks, Arnos Vale, Bristol, BS4 3AS

£365,000

An immaculately presented 2 bedroom two story townhouse with private rear garden and parking space.

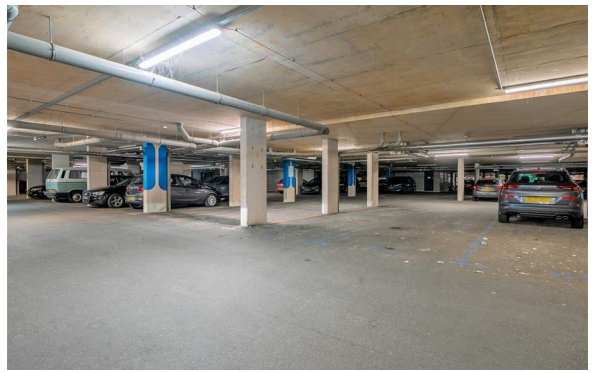
- Paintwork's Development
- Immaculately presented
- High Quality Finishes
- Townhouse
- Secure covered parking space
- Separate Kitchen
- Courtyard rear garden

The Property
A superb example of a high-quality townhouse, this immaculate two-bedroom home is nestled within the characterful and vibrant Paintworks development.
Built to an exceptional standard, the property showcases modern finishes throughout. Upon entering, you are welcomed by an inviting hallway that sets the tone for the rest of the home. To the right, a bright and stylish kitchen awaits fitted with ample white gloss floor and wall cabinetry, sleek worktops and integrated Bosch appliances including oven, extractor fan, fridge-freezer and washing machine. A convenient downstairs WC is also located on this level.
The luminous reception room offers a generous space for both dining and relaxing, with large French doors opening onto a well-sized, low-maintenance garden. Complete with wooden decking and raised planters, it is the perfect setting for outdoor living and lush greenery.
Upstairs, the first floor presents two well-proportioned bedrooms, one featuring built-in wardrobes. A beautifully finished three-piece family bathroom fitted with high-quality ‘Roca’ sanitary ware and elegant tiling completes the accommodation.
This stylish and energy-efficient home is ideal for modern living. We highly recommend a viewing to truly appreciate the distinctive charm of the Paintworks community, as well as the light-filled and versatile interior spaces this home offers.

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: 255 years from 01/01/2016
Management Fee: £173 pcm
Council Tax Band: B

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.



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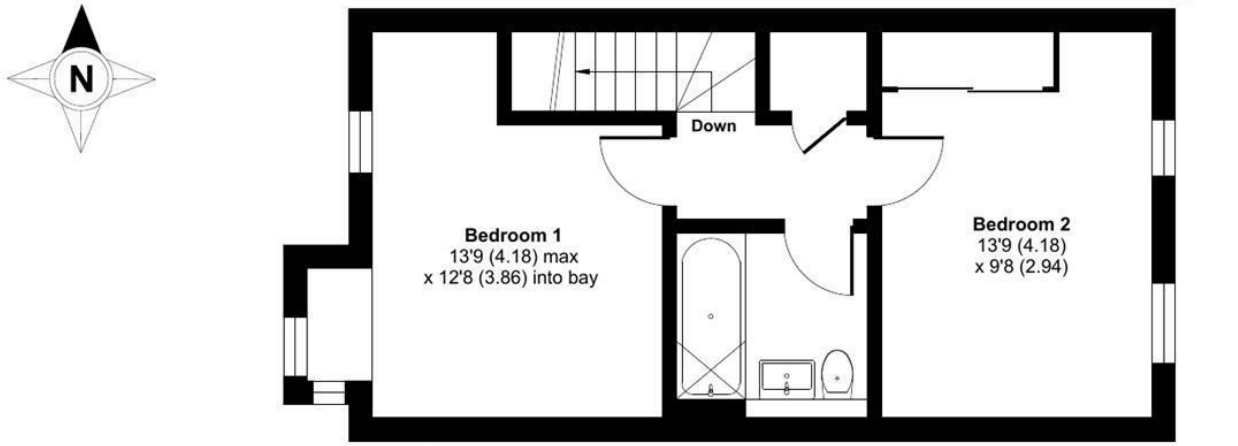
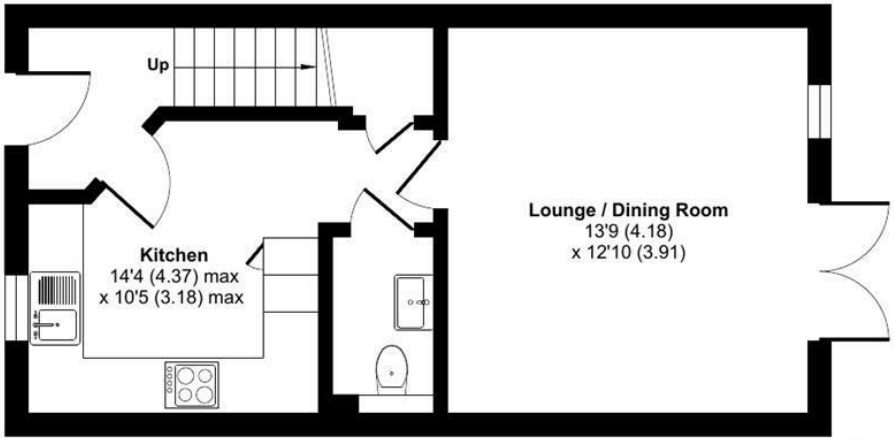
Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1324284

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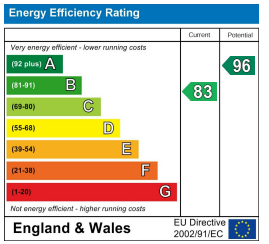

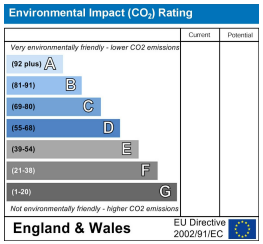

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