

estate agents **auctioneers**

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morgan**

325 Paintworks, Arnos Vale, Bristol, BS4 3AR
£325,000



An immaculate two-bedroom apartment situated within the dynamic and vibrant paintworks development.

- Paintworks Development
- High Quality Finishes
- Balcony
- Allocated Parking Space
- Two Double Bedrooms
- Open Plan Layout
- Master En-Suite
- Energy Rating - A

The Property

Located on the first floor of this particular building, is a wonderful example of a modern apartment - It boasts a flexible and spacious open plan layout, featuring a stylish & contemporary kitchen which includes integrated appliances. Opposite there is space for a dining table that benefits from the dynamic views of a nearby woodland and its changing seasons, whilst a cosy living area provides space for relaxation. Additionally, a sizeable balcony delivers an ideal amount of outdoor space for extra seating and a place to grow plants.

Accommodation sets out two double bedrooms, the master features an attractive en-suite with a large walk-in shower, whilst the second bedroom make use as a perfect home office/guest bedroom. Leading through the hallway is a 3-piece family bathroom, with a utilities cupboard adjacent which provides space for a washing machine and storge.

The apartment also includes secure off street parking for one car.

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, 192 Years remaining
Service Charge - £1700 paid bi-annually
Ground Rent £300 Per Annum
Management Company - HML Group

Please Note

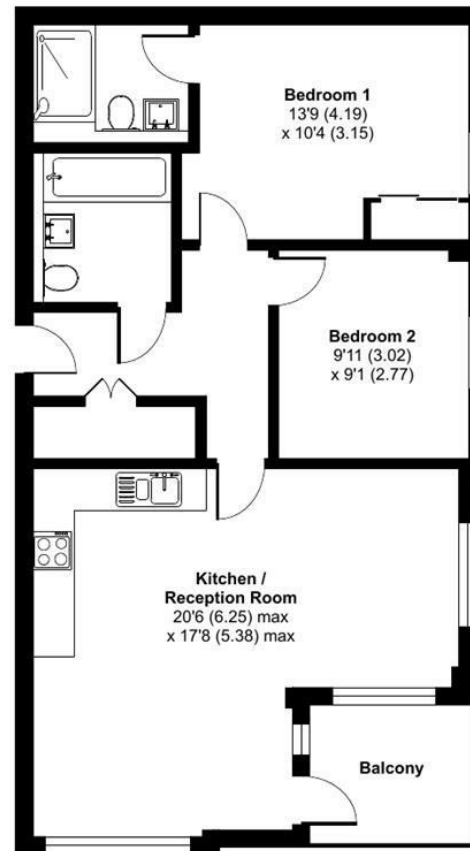
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Paintworks, Arnos Vale, Bristol, BS4

Approximate Area = 751 sq ft / 69.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Hollis Morgan. REF: 1050916



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93 93
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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