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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.

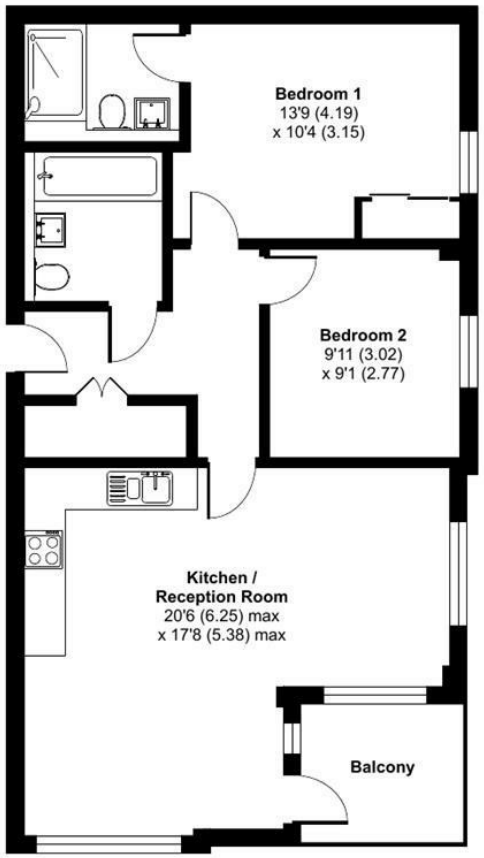
Further Information
Tenure - Leasehold, 192 Years remaining
Service Charge - £1700 paid bi-annually
Ground Rent £300 Per Annum
Management Company - HML Group

Please Note
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.

Paintworks, Arnos Vale, Bristol, BS4

Approximate Area = 751 sq ft / 69.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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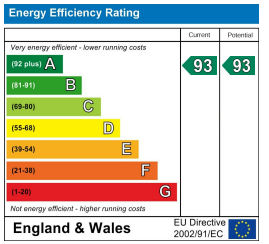

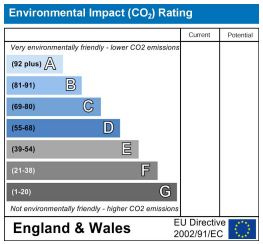

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