



## 272 Paintworks, Arnos Vale, Bristol, BS4 3AQ

House and Co are delighted to bring to the market this well-presented one-bedroom flat located in the popular Paintworks development, BS4, offering a fantastic location and stunning views over the River Avon.

The property features a bright open-plan living space with large full-height windows, allowing plenty of natural light and showcasing the river views from both the living area and bedroom. The modern kitchen is well equipped and includes integrated white goods including a fridge freezer, dishwasher and washing machine.

The good-sized bedroom provides a comfortable and relaxing space with the same impressive outlook. The bathroom is contemporary in style and fitted with a shower over the bath.

Further benefits include a dedicated parking space within a secure car park, adding both convenience and peace of mind. The development is ideally located close to local amenities, with a bus stop immediately next to the complex, a 20-minute walk to Temple Meads train station, and easy access into Bristol city centre.

The property is offered unfurnished and is available from 7th April.

- Professionally managed by House and Co!
- Great location
- Modern flat
- One bedroom
- Stunning riverside views
- Parking available

**£1,350 Per month**

