



 northwood

228 Paintworks, BS4

228 PAINTWORKS, BS4

A well-presented two bedroom modern apartment, located in the popular Paintworks development. The apartment offers a modern open plan lounge/kitchen area as well as two double bedrooms and a bathroom. No onward chain.

ACCOMMODATION

Open plan kitchen/living room

Two double bedrooms

Bathroom

Secure and gated parking area with designated parking space

Visitor parking





DESCRIPTION

Upon arrival at the block the apartment can be accessed via either the communal stairwell within the block or via the external stairs.

Once inside the apartment the inner hallway leads to the relevant rooms. Within the hallway itself is a fitted double cupboard which also has plumbing for a washing machine.

At the far end of the hallway is the dual aspect open plan kitchen/living room, this bright and airy room is a comfortable size and benefits from ample natural light, helped by the windows to side and the front, which overlook the river. The kitchen area is fitted with a range of matching wall and floor cupboards which also incorporate an integrated fridge/freezer, dishwasher, oven and hob.

Head back into the hallway from the living room and take the door on your right, this leads through to the master bedroom. The bedroom is a comfortable double with a large window offering a view across the river. There is also fitted double wardrobe within the bedroom.

Across the hallway from the master bedroom is the second double bedroom with a window to the side of the building.

The bathroom is fitted with a modern white suite which comprises a bath with shower over, a wash hand basin and a WC, the bathroom is further complimented by tiled splashbacks and a heated towel rail.

Externally there is a secure and gated parking area with an allocated parking space, this is accessed via a key fob and automatic gates.

There is also visitor parking and a bike storage available.



SITUATION

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD. The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

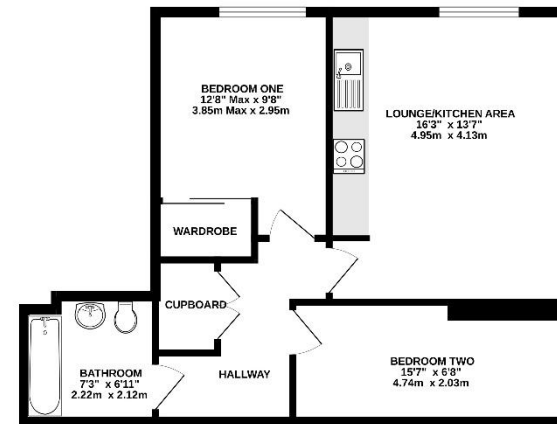
The M4/M5 motorways can be accessed via the M32, mainline rail connections to London Paddington are offered at Bristol Temple Meads. For those looking to travel further afield, Bristol International Airport is a mere 9 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold balance of 199 years from 1st Jan 2016. Annual Service Charge £4,150.00, Annual Ground Rent £250.00. Services - Mains water, mains drainage, communal heating. Postcode – BS4 3AQ. Energy Performance Certificate – Rated B. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

Northwood and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.
This plan is subject to the latest planning and is not to be relied upon for any purpose other than as a guide only. The purchaser should satisfy themselves by inspection or otherwise.

