



HUNTERS[®]
HERE TO GET *you* THERE

414 Paintworks, Arncliffe Vale, Bristol, BS4 3AS

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Offers In Excess Of £240,000

**** No Onward Chain**** Offered to the market a modern, one bedroom, third floor apartment with balcony in the vibrant community of the Paintworks in Arnos Vale is offered to market. A stylish and contemporary living experience, blending modern design with the area's creative heritage. Situated in the more modern side of the development, this apartment features sleek interiors, open-plan layouts, and high-quality finishes, creating a bright and spacious atmosphere. Large windows allow for plenty of natural light, enhancing the clean, minimalist aesthetic.

A standout feature is the balcony, providing a private outdoor space perfect for a morning coffee or an evening glass of wine. Benefiting from a river view it adds a sense of tranquillity making this the prefect spot to unwind.

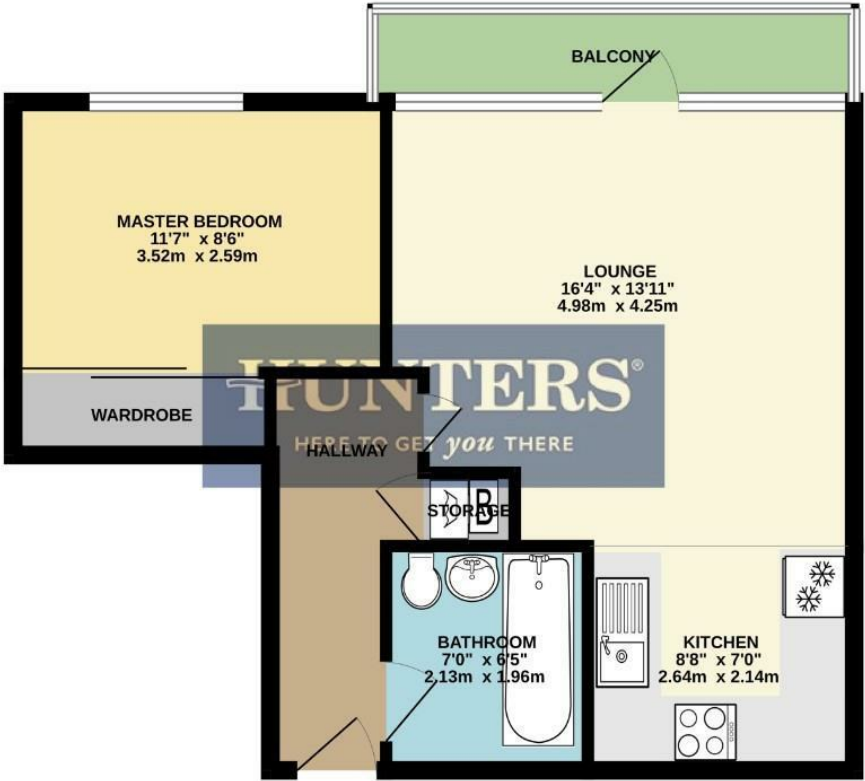
With independent cafés, creative workspaces, and Bristol's city centre and Temple Meads just a short walk away, Paintworks is ideal for those who want a dynamic yet comfortable place to call home.

The apartment itself comprises of an entrance hall, open plan kitchen and living space, one bedroom and one bathroom. Further benefits include designated parking in the underground car park and large secure bike stores.

To appreciate all that it has to offer call Hunters today on 0117 9723948

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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	86	86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Communal Entrance

Secure access, lift and stairs to floors

Entrance Hall

Wooden entrance door, intercom system, radiator, storage cupboard housing the boiler and washing machine, carpet

Open plan kitchen and living area

Kitchen - Range of wall and base units with worksurfaces above, sink drainer, electric oven and hob, integrated fridge/freezer and integrated dishwasher
Living area- Double glazed windows and door leading to the balcony and overlooking the river avon. radiator, carpet

Bedroom

Double glazed window looking over the river avon, fitted wardrobes, radiator carpet

Bathroom

Modern three piece suite, towel radiator, laminate flooring

Balcony

Views across the river

Undercoft Parking

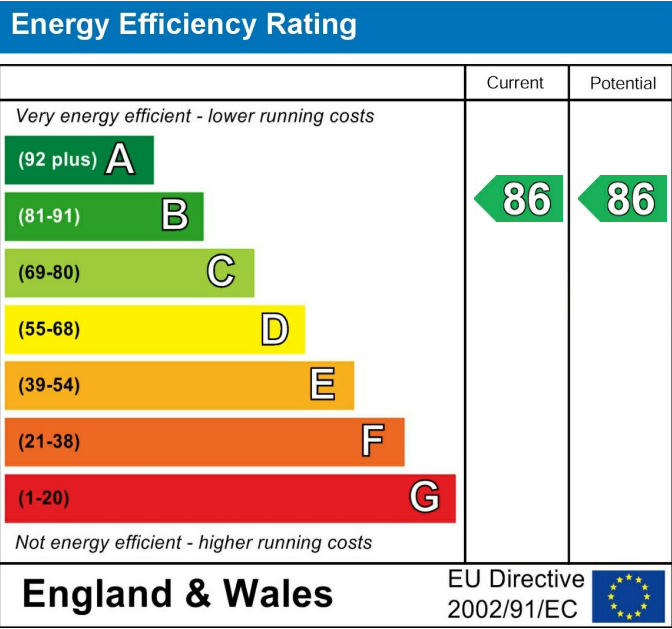
Allocated Parking for one car, there is also a separate are for visitor parking

Bike and Bin stores

Situated in the parking area

Leasehold

TBC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







