



454 Paintworks, Arnos Vale , BS4 3AS

£305,000

- 3D INTERACTIVE TOUR
- Two Double Bedrooms
- Sitting Room with Stylish Kitchen Area
- Secluded Position
- No Onward Chain
- A Vibrant & Mixed Use District, Paintworks
- Balcony with Impressive River Views
- En-suite Shower Room & Main Bathroom
- Underground Parking & Bike Storage
- Energy Rating - B

Nestled between Totterdown and Brislington in the wonderful modern development of Paintworks, an area of Bristol containing beautiful, established period properties, new landmark developments and green spaces galore! The nearby parks offer a great escape from the hustle & bustle of the city, the pretty St Mary Redcliffe Cemetery, Arnos Vale Cemetery and Arnos Court Park are all within a short walk. Within the Paintworks there is the ever popular Bocabar serving some of the best pizzas in Bristol and the iconic Airstream Diner, the perfect spots to sit and eat lunch when out for a weekend walk. The increasingly popular Sandy Park Road offers a wide selection of shops and eateries, including Grounded, a Deli and the popular Kin Café. The area is ideal for commuters with Bristol City Centre and Temple Meads Train Station being a 40 minute and 25 minute walk respectively. Bus links in and out of the city are just at the end of the road on Bath Road.

The modern & stylish apartment is situated on the third floor and benefits from impressive river views. The property would suit someone looking for their first home with accommodation comprising a large entrance hall, which then leads to a perfectly designed living room/kitchen. There is a large storage cupboard in the hallway, which contains the utilities for the apartment and plumbing for a washing machine. There are two generous double bedrooms, with the primary bedroom benefiting from built in wardrobes and an en-suite shower room. The main bathroom has a three-piece white suite including a shower over the bath.

Outside there is a large private balcony with a view over the river, park and trees and there is a parking space in a fob-accessed underground secure car park, which also houses the bike storage.

A stylish property in a vibrant, mixed-use district of town, an early appointment to view is enthusiastically encouraged.

Open Plan Living 21'9" max x 14'9" (6.64 max x 4.51)

Bedroom One 11'5" x 11'1" (3.48 x 3.40)

En-Suite 8'1" x 4'7" (2.47 x 1.40)

Bedroom Two 11'1" x 9'3" (3.40 x 2.82)

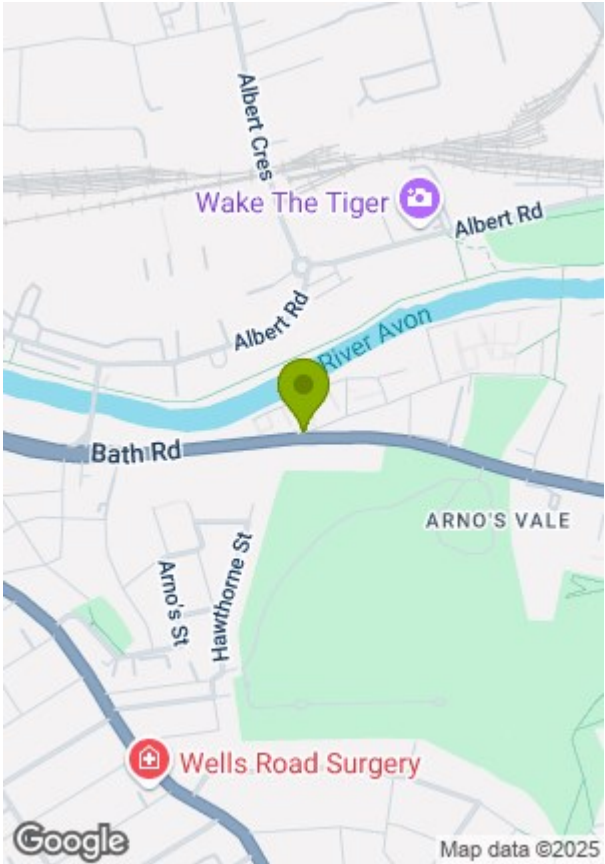
Bathroom 7'2" x 5'6" (2.19 x 1.70)

Tenure - Leasehold
999 years from 1 January 2012 until 31 December 3011
987 Years Remaining
Service Charge £5200 per annum
Ground Rent £300 per annum

Council Tax Band - B







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			(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	

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