

7.16 Paintworks, Bristol,
BS4 3EA

Per Month
£1,895 Per Month



Two bed duplex maisonette in sought after Paintworks development. Accommodation comprises of entrance hall with utility cupboard, open plan kitchen/living room with built in oven, hob, fridge freezer, dishwasher and breakfast bar, bathroom with shower over bath and two double bedrooms including master with ensuite shower. Further benefits include upper and lower balconies with extensive views, gas central heating and one allocated parking space. Deposit: £2185.00. Available September 2024.

Council Tax Band A. Energy Rating C.

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Situation

This well presented top floor apartment is situated in the popular Paintworks development and within walking distance of Bristol city centre. The local area offers extensive transport links including regular train services from Temple Meads, numerous bus routes from the adjoining Bath Road and access to the Bristol to Bath cycle trail. On the doorstep are the popular BocaBar restaurant and Coffee Club as well as a choice of supermarkets within a 5 minute drive.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Main Stairwell

Stairwell giving second floor access to two apartments.

Entrance Hall

Timber flooring, intercom entry handset, utility cupboard with plumbing for washing machine.

Kitchen/Living Room 6.0m x 5.2m (19'8" x 17'0")

Modern kitchen with range of wall and base units, integrated fridge freezer, dishwasher, electric oven, gas hob, gas boiler, breakfast bar, wooden flooring, floor to ceiling windows and door to balcony.

Bedroom Two 2.8m x 2.6m (9'2" x 8'6")

Double bedroom with wood effect flooring, built in wardrobe, floor to ceiling window.

Bathroom

White suite comprising of vanity wash basin, wc, bath with mains shower over, heated towel rail, wooden flooring and window.

Stairs to Top Floor

Spiral staircase opening directly into bedroom.

Master Bedroom 5.2m x 4.4m (17'0" x 14'5")

Double bedroom with wood effect flooring, two windows and sliding door to balcony.

Ensuite Shower Room

White suite comprising of vanity wash basin, shower cubicle, wooden flooring, heated towel rail and window.

Externally

Upper and lower balconies giving extensive views, one allocated parking space.

Agents Note

Available Date: 1st September 2024

Minimum Tenancy Length: 12 Months

Deposit: £2185.00

Council Tax Band: A

Energy Rating: C

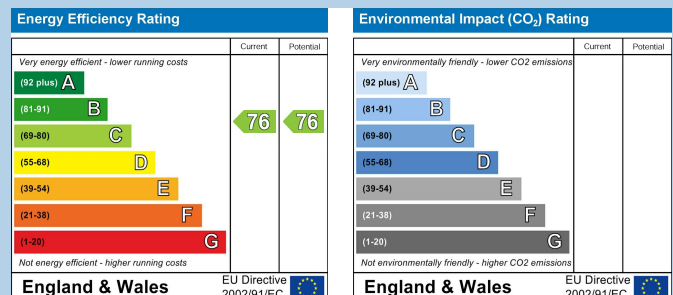
Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Electricity, Gas and Water

Broadband: Asymmetric Digital Subscriber Line (ADSL)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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