

estate agents auctioneers



290 Paintworks, Arnos Vale, Bristol, BS4 3AW  
£200,000

An immaculately presented and sizable (657 sq ft) apartment in the ever popular Paintworks development with private allocated parking and decked terrace.

- Modern purpose built apartment in the vibrant Paintworks development
- High quality finish
- Riverside aspect
- Energy rating B
- Allocated parking space

### **The Property**

Nestled within the vibrant and ever-evolving Paintworks development, this beautifully designed modern apartment offers a refined and spacious living experience, remarkably large for a one-bedroom flat. Situated on the ground floor, it enjoys peaceful views over the serene River Avon while being just moments away from the wide range of amenities Paintworks has to offer.

Upon entering, you're welcomed by a spacious hallway featuring a handy storage cupboard, ideal for keeping coats, shoes, and other essentials neatly tucked away. To the right, the apartment opens into an expansive open-plan kitchen and living area, flooded with natural light from three striking floor-to-ceiling windows. The sleek, modern kitchen is thoughtfully designed with white wall and base units, generous wooden-style worktops, and integrated appliances including a dishwasher, fridge/freezer, oven, and hob.

From the reception room, large doors lead out onto an impressively sized private terrace, perfect for outdoor entertaining or unwinding in the fresh air.

The generous proportions continue in the double bedroom, complete with mirrored fitted wardrobes that maximise storage while enhancing the sense of space. Adjacent lies a stylish, fully tiled three-piece bathroom, finished in contemporary tones and featuring a large inset mirror that adds both elegance and practicality.

### **Location**

Paintworks is ideally located within close proximity to Temple Meads train station and the City Centre. Cabot circus is also within easy access with its range of stylish shops, restaurants, bars and cinemas. Paintworks itself offers a fantastic mix of Work and Creative spaces, exhibition and event spaces, cafés and restaurants, creating a real sense of community and a dynamic and vibrant atmosphere.

### **Other Information**

Leasehold: 199 years from 1 January 2016

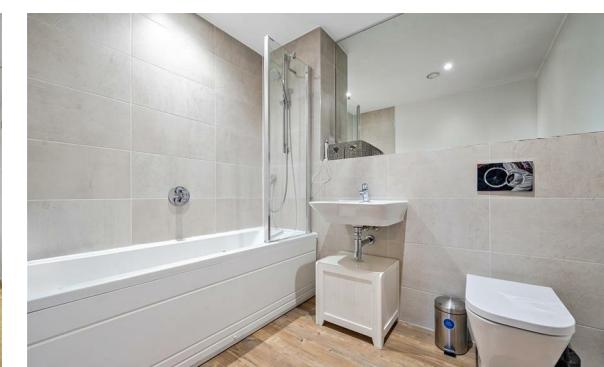
Ground rent: £200 pa

Management Fee: £351 pcm

Council Tax Band: A

### **Please Note**

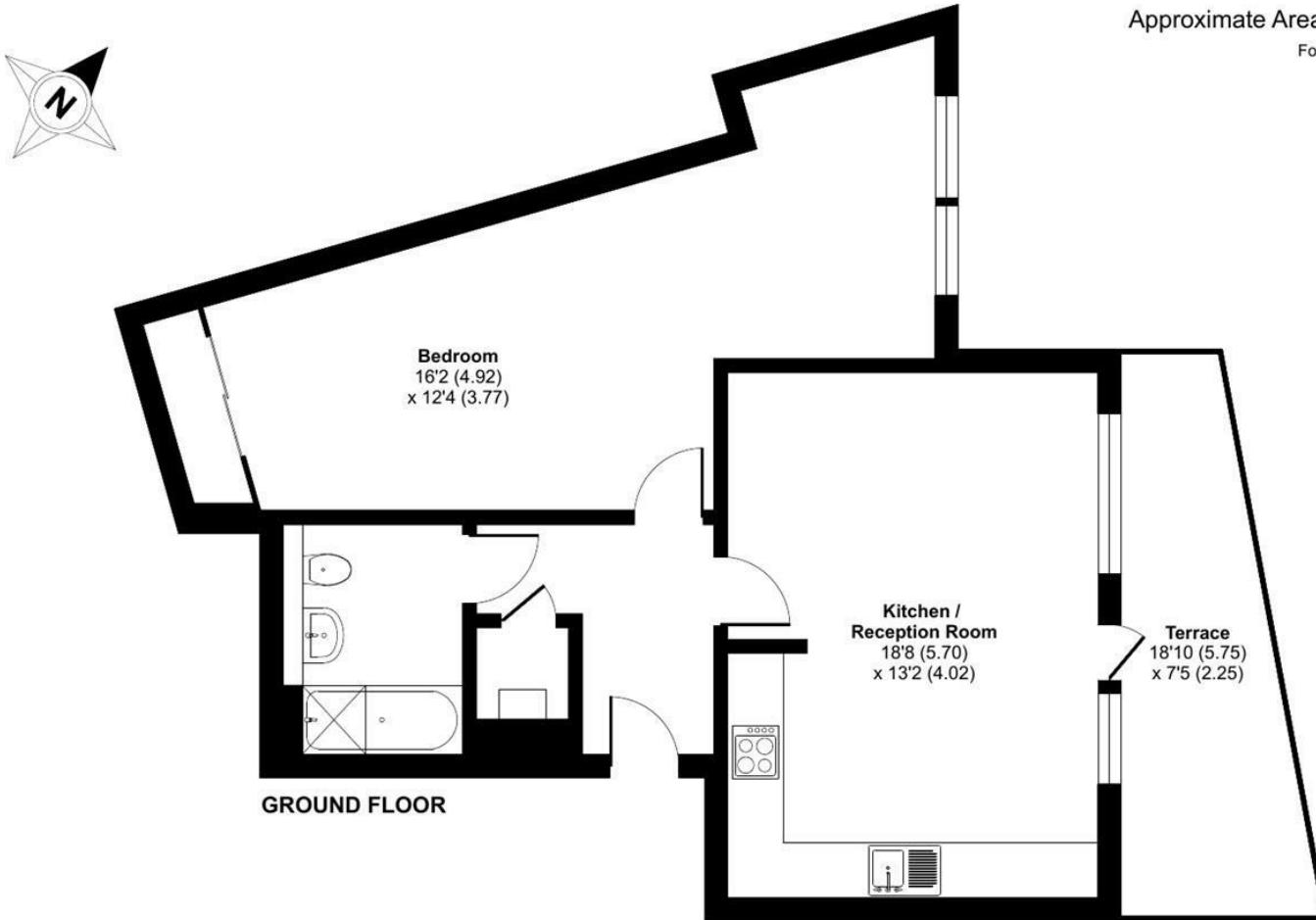
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not have been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Paintworks, Arnos Vale, Bristol, BS4

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hollis Morgan. REF: 1363116



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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

hollis  
morgan