



**Connells**

Paintworks  
Arnos Vale Bristol

# Paintworks Arnos Vale Bristol BS4 3AQ

for sale  
£375,000



## Property Description

This modern three-bedroom property is located within the popular Paintworks development in Arnos Vale, offering bright, contemporary interiors and a clean, design-led finish throughout. The living space is generous and naturally light, complemented by a sleek fitted kitchen with integrated appliances, wooden worktops and stylish tiling. All three bedrooms are well presented with neutral décor, double-glazed windows and comfortable flooring, providing flexible options for sleeping, working or guests. The overall feel is modern, calm and move-in ready.

Paintworks has become one of Bristol's most distinctive residential communities, known for its creative atmosphere, landscaped communal areas and mix of independent cafés, studios and event spaces. The development offers a lively yet relaxed environment, with pedestrian-friendly courtyards and green pockets that give it a unique character compared to more traditional city apartments.

The location is exceptionally convenient. Positioned just off the A4 Bath Road, the flat offers quick access into Bristol city centre, Brislington and Bath. Temple Meads Station is within walking distance, providing excellent rail connections for commuters. Frequent bus services run along Bath Road, linking the area to the city centre, Harbourside, Keynsham and Bath. Arnos Vale Cemetery, Totterdown and the wider BS4 area offer green space, cafés, restaurants and everyday amenities, all within easy reach.

## Lounge

15' 9" max x 15' 6" max ( 4.80m max x 4.72m max )  
Bright, well-proportioned living space with neutral décor, carpet flooring and large double-glazed windows providing strong

natural light. Includes a radiator and multiple power points, with a layout that accommodates standard living and dining furniture.

## Kitchen

11' 3" x 7' 11" ( 3.43m x 2.41m )  
Modern fitted kitchen with white cabinetry, wooden worktops and a teal tiled splashback. Integrated appliances include a Bosch double oven and electric hob. Finished with wood-effect flooring, a double-glazed window and a radiator, offering a practical and contemporary cooking space.

## Bedroom

### Bedroom One

11' 9" max x 8' 6" max ( 3.58m max x 2.59m max )  
Good-sized double bedroom with carpet flooring, a double-glazed window and radiator. Neutral décor makes it easy to furnish and suitable for a range of layouts.

## En-Suite

Modern en-suite comprising low level WC, wash hand basin, and shower cubicle with glass screen. Stainless hardware throughout, partially tiled walls and fully tiled flooring.

### Bedroom Two

10' 2" x 8' 6" ( 3.10m x 2.59m )  
Bright bedroom with two-tone walls, carpet flooring and a double-glazed window overlooking the development. Includes a radiator and a floating shelf, ideal as a second bedroom or home office.

## Bathroom

Modern three piece bathroom suite comprising low level WC, wash hand

basin and panelled bath with shower over. All hardware is stainless. Tiled flooring, partially tiled walls and frosted double glazed window.

### **Bedroom Three**

6' 8" x 6' 8" ( 2.03m x 2.03m )

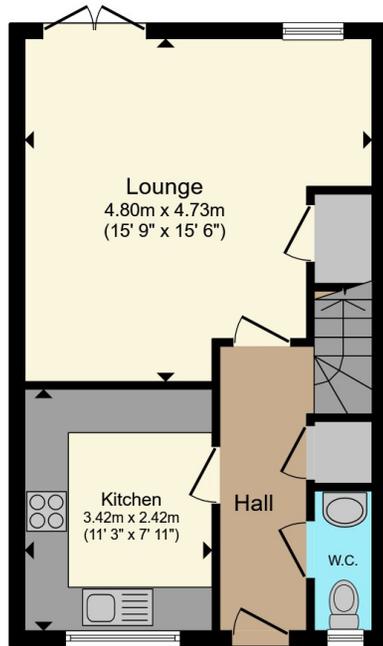
Compact bedroom with carpet flooring, double-glazed window and radiator. Works well as a single bedroom, study or dressing room.

### **WC**

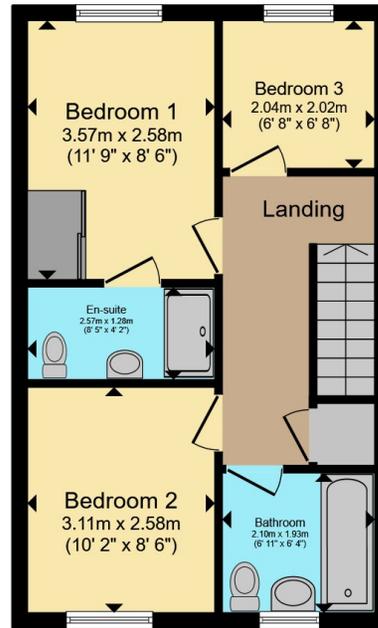
Modern WC with tasteful wall paper, low level WC and wash hand basin, both with stainless hardware. Wooden flooring and wall-mounted radiator.

### **Allocated Parking**





**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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243 North Street Southville  
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EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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