



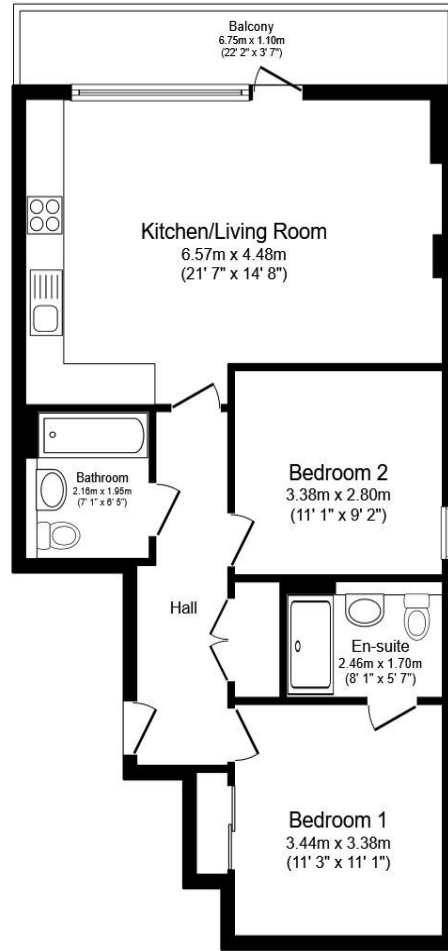
**Paintworks, Arnos Vale Bristol BS4 3AS**

**welcome to**

**Paintworks, Arnos Vale Bristol**

Ever popular Paintworks is situated off the A4 Bath Road giving easy access to Bristol Temple Meads Train Station and Bristol City Centre, the retail park at Avonmeads is a short distance across the pedestrian bridge. This top floor apartment has a 22ft balcony overlooking the River Avon.





**Paintworks**

**Communal Entrance**

**Hallway**

**Living/Kitchen**

21' 7" max x 14' 8" max ( 6.58m max x 4.47m max )

**Kitchen Area**

**Bedroom One**

11' 3" max x 11' 1" max ( 3.43m max x 3.38m max )

**En-Suite**

**Bedroom Two**

11' 1" max x 9' 2" max ( 3.38m max x 2.79m max )

**Bathroom**

**Balcony**

22' 2" max x 3' 7" max ( 6.76m max x 1.09m max )

**Parking**

Total floor area 68.1 m<sup>2</sup> (733 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](http://www.propertybox.io)



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## Paintworks, Arnos Vale Bristol

- Top Floor Apartment
- Undercroft Allocated Parking
- Lift Access
- 21ft Living Space
- 22ft Balcony

Tenure: Leasehold EPC Rating: B

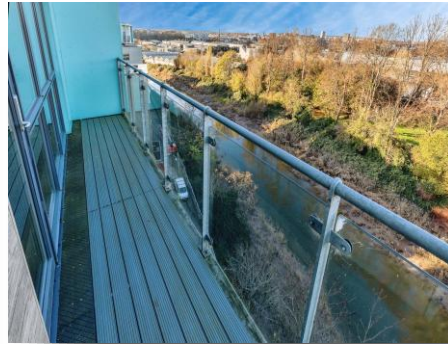
Council Tax Band: B Service Charge: 5400.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLI109791](https://allenandharris.co.uk/Property/CLI109791)



Property Ref:  
CLI109791 - 0002

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