



Paintworks Arnos Vale Bristol BS4 3AS

for sale
£240,000



Property Description

The Paintworks development is a trendy and vibrant area of Bristol known for its creative community and artistic vibe. The area is home to a variety of independent shops, cafes, bars, and restaurants, as well as art galleries and studios. Paintworks is one of Bristol's creative hubs, just a short walk or cycle from the City Centre. A quiet spot due to traffic-free streets that crisscross the area. There are independent businesses dotted among the residential properties, The Royal Photographic Society gallery, places to eat and drink such as the Coffee Club. The footbridge to Sparke Evans Park provides access to Avonmeads retail park which includes a Lidl and M&S food hall and the river path which is part of the National Cycle Network. Within the woodland of Arnos Vale is the cemetery with its café and scenic walks which are popular with local residents. Temple Meads is 1.1 miles away depending on the route you take, Wapping Wharf is just 1.7 miles away.

This is a perfect apartment for first time buyers or investors. In a central location with Temple Meads station just a 15 minute walk away and offering fantastic returns for landlords, this is a great turnkey property.

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Bathroom

6' 2" x 7' 5" (1.88m x 2.26m)

Kitchen / Living Room

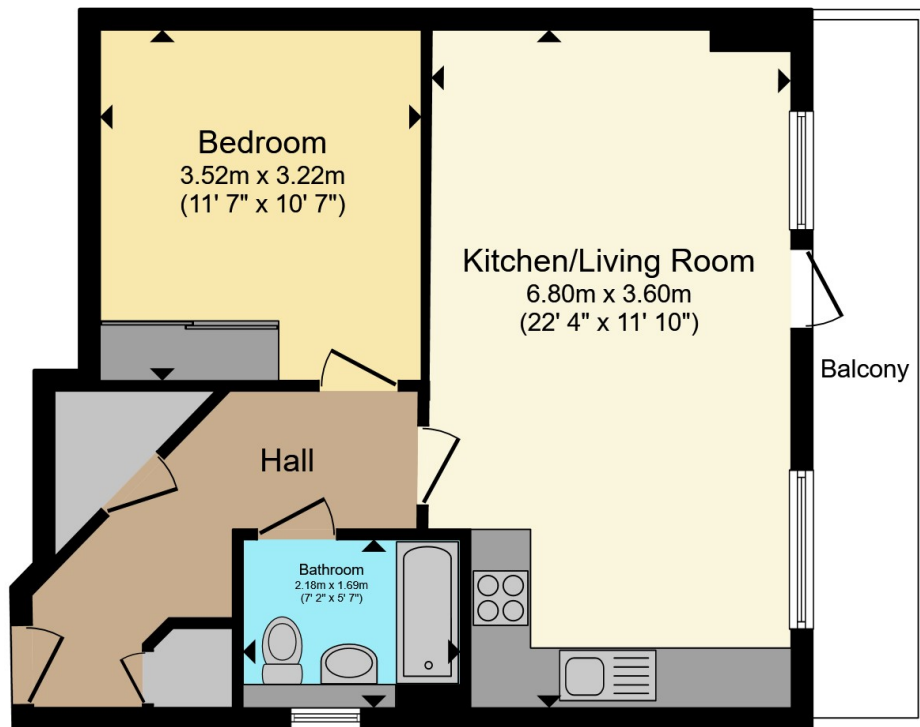
11' 7" x 22' 4" (3.53m x 6.81m)

Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m)

Secure Parking Space





Total floor area 48.8 m² (525 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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EPC Rating:
Awaited

Council Tax
Band: A

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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