



- 3D INTERACTIVE TOUR
- Terraced House
- Light & Airy Sitting / Dining Room
- Stylish Bathroom
- No Onward Chain
- A Vibrant & Mixed Use District, Paintworks
- Two Double Bedrooms
- Integrated Kitchen
- Underground Parking & Bike Storage
- Energy Rating - B

The Paintworks is a fantastic modern development situated just off Bath Road. It is highly-regarded, with a mix of creative tenants, exhibition/event space and the recently opened Miro Lounge, and Coffee Club, as well as the iconic Airstream Diners, the perfect spots to sit and eat lunch when out for a weekend walk. The increasingly popular Sandy Park Road offers a wide selection of shops and eateries, including Grounded, a Deli and the popular Kin Café. The area is ideal for commuters with Bristol City Centre and Temple Meads Train Station being a 40 minute and 25 minute walk respectively. Bus links in and out of the city are just at the end of the road on Bath Road and there is an abundance of local green spaces within a short walk, including Arnos Court Park, Perrett's Park, Victoria Park and Arnos Vale Victorian Cemetery and woodland, which is home to Arnos Vale Cafe and a programme of events including Pop-up cinema, theatre, tours and classes. There is also a 2km cycle path to Temple Meads, making this a great option for people who regularly commute to London. Spark Evans Park is a two minute walk away accessed by a pedestrian bridge.

This beautifully presented and contemporary home is perfect for first-time buyers or those seeking stylish, low-maintenance living. The accommodation begins with a welcoming entrance hall, leading through to a fully integrated kitchen. The light and airy sitting/dining room features engineered wood flooring and opens directly onto the enclosed rear garden – perfect for entertaining or relaxing outdoors. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are two generous double bedrooms and a modern three-piece bathroom.

The rear garden is fully enclosed and designed for easy upkeep, featuring a paved patio area and attractive decking.

Further benefits include ultra fast fibreoptic broadband and a secure, fob-accessed underground parking space with access to a dedicated bike storage area.

Sitting/Dining Room 13'9 x 12'11 (4.19m x 3.94m)

Kitchen 10'5 max x 10'4 (3.18m max x 3.15m)

Bedroom One 13'9 max x 10'5 max (4.19m max x 3.18m max)

Bedroom Two 13'9 x 9'8 (4.19m x 2.95m)

Bathroom 6'10 x 6'7 (2.08m x 2.01m)

Tenure - Leasehold

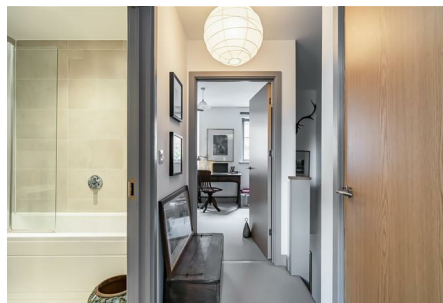
Lease Term - 255 years

Years Remaining - 245

Service Charge - £177.00 per month

Ground Rent - £300.00 per annum

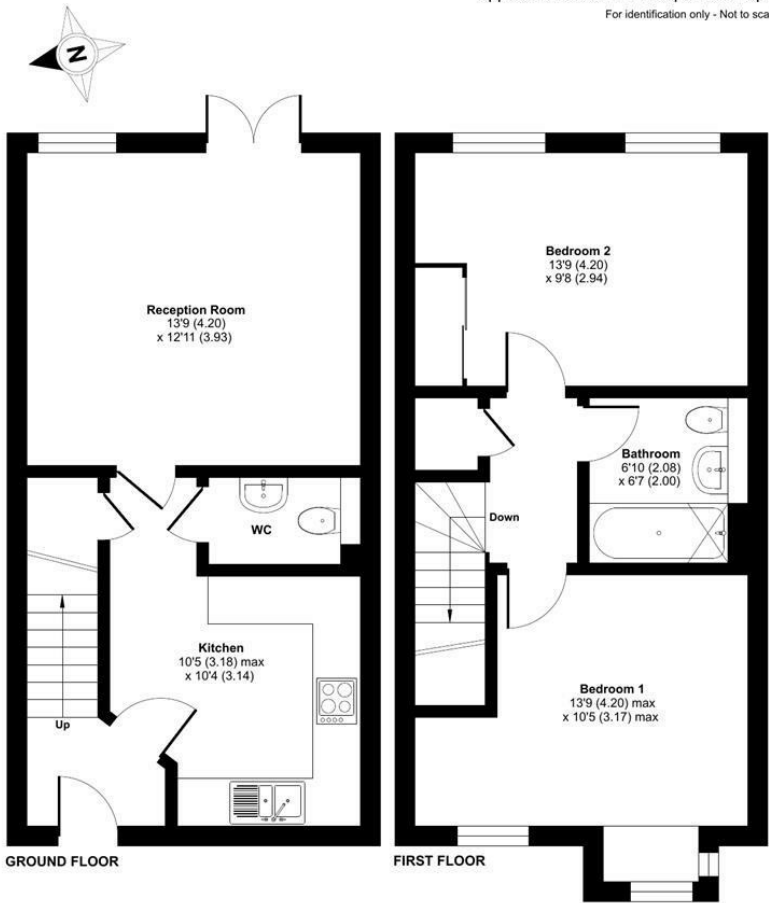
Council Tax Band - B





Paintworks, Arnos Vale, Bristol, BS4

Approximate Area = 777 sq ft / 72.1 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). Produced for Greenwood's Property Centre. REF: 1357037

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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