

376 Paintworks, Bristol, BS4 3AR

Asking Price £375,000

A fantastic family home in the Paintwork's Development, designed and built by Crest Nicholson in recent years. This superb THREE bedroom house comprises of, on the first floor, a large open plan sitting/dining room, with patio doors opening out onto the garden, a modern white kitchen with integrated appliances, a downstairs cloakroom and ample storage. Upstairs, there are two DOUBLE bedrooms, the master accommodating an en suite shower room, a further single bedroom and a contemporary style bathroom. Outside, there is a sizeable private decked terrace, with raised flower beds along one side. The property is also offered with ALLOCATED PARKING which is accessed via electric gates along with communal bike & bin storage. Furthermore, Paintworks Development has excellent links with the A4 providing access to Bristol/Bath, Temple Meads train station is only a 20 minute walk and there are excellent restaurants, bars and cafes in nearby Totterdown and not to mention the fantastic BOCA BAR located pretty much on your doorstep. We highly advise you call now to secure your internal viewing!

- Bristol's Creative Quarter!
- Allocated Parking Space
- Modern Kitchen
- Stylish White Bathroom
- Great Location!

- ECO-FRIENDLY HOME
- Sizeable Sitting Room
- En-suite Shower Room
- Three Bedrooms
- Energy Rating - B



SITTING ROOM 15'09 max x 15'07 max (4.80m max x 4.75m max)

KITCHEN 11'05 x 8'01 (3.48m x 2.46m)

BEDROOM ONE 11'09 x 8'06 (3.58m x 2.59m)

BEDROOM TWO 10'06 x 8'06 (3.20m x 2.59m)

BEDROOM THREE 6'09 x 6'07 (2.06m x 2.01m)

COUNCIL TAX BAND - C

TENURE STATUS - LEASEHOLD

The ground rent from 1/01/2024 to 30/06/2024 is £350. Reviewed by the freeholder in line with the terms of the lease.

The latest service charge from 1/01/2024 to 30/06/2024 is £1247.70. Reviewed Annually

Lease Start Date 13/12/2017

Lease End Date 01/01/2271

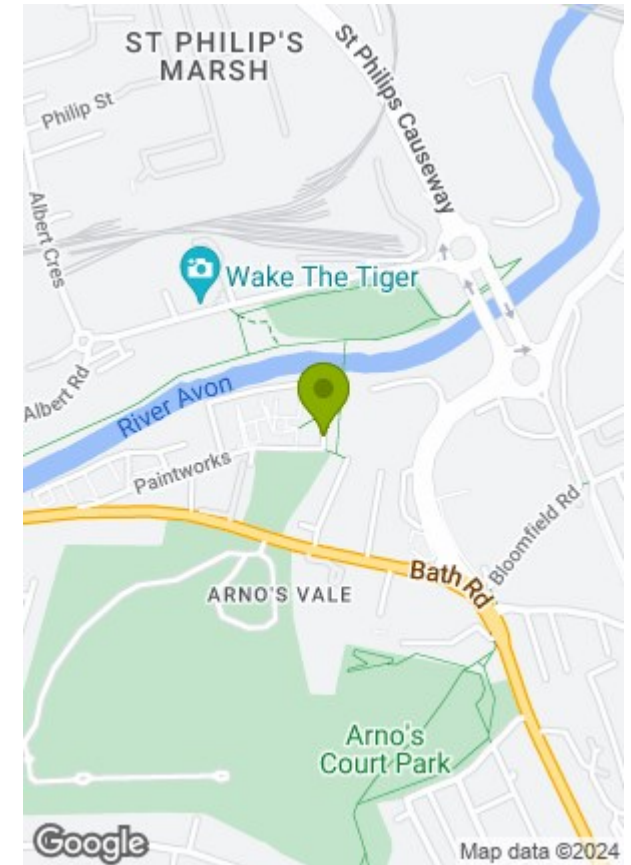
Lease Term 255 Years From 1 January 2016

Lease Term Remaining 247 years





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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			98
(81-91) B		86	
(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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