

307 Paintworks, Bristol, BS4 3AW

Price Guide £365,000

Paintworks Development, a stylish and contemporary development built by Crest Nicholson. 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 being only a short walk away.

This penthouse apartment is situated on the top floor, sharing the level with only one other apartment offering ample privacy. The property offers 360° views of the City. Every window has a fantastic green outlook and comprises a welcoming entrance hallway, from here you can access the two bedrooms, bathroom and open living space. The master bedroom has an en-suite shower room and built in wardrobes and the second bedroom has floor to ceiling windows allowing natural light throughout the room. The open living space offers a generous amount of space with French doors to the balcony and a modern kitchen with an integrated fridge freezer and hob & oven. The sizeable balcony is currently laid to artificial grass with a seating area. The property is also offered with allocated parking which is accessed via electric gates along with communal bike & bin storage.

A stylish property presented to a very high standard as this one is, rarely stays on the market for long. An early appointment to view is enthusiastically encouraged.

OPEN LIVING AREA 14'08 x 24'01 (4.47m x 7.34m)

BEDROOM ONE 14'04 x 10'04 max (4.37m x 3.15m max)

ENSUITE 3'11 x 7'02 (1.19m x 2.18m)

BEDROOM TWO 10'10 x 6'09 (3.30m x 2.06m)

BATHROOM 6'10 x 7'05 (2.08m x 2.26m)

COUNCIL TAX - BAND B

Tenure - Leasehold

Lease Start Date 01/01/2016 - Lease End Date 31/12/2215

Lease Term 199 years - Lease Term Remaining 192 years

Ground Rent - £300 a year - Reviewed every 20 years in line with RPI - next review is 2036

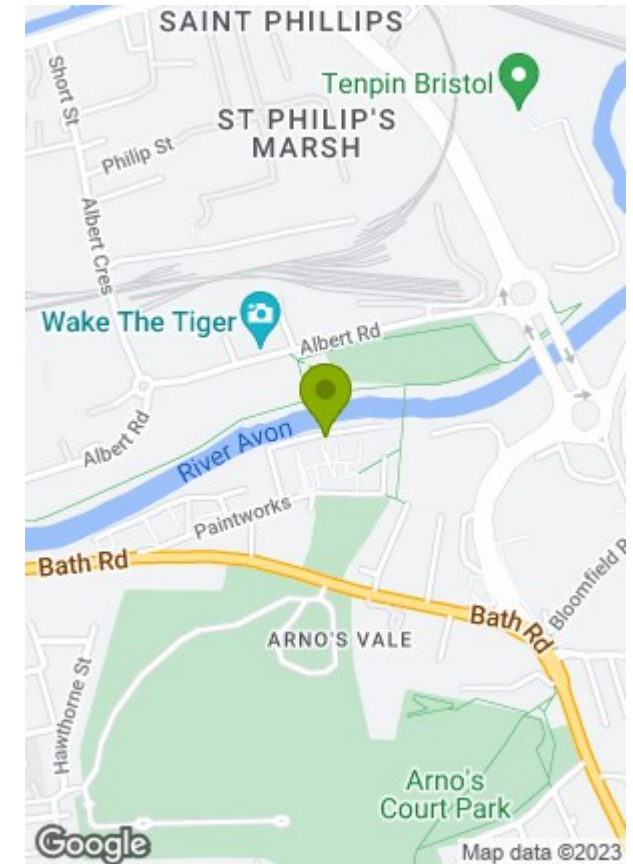
Annual Service charge - £2568 - Subject to annual review







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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