275 Paintworks, Arnos Vale, Bristol, BS4 3AQ

Located in the vibrant Paintworks area of Arnos Vale, this beautifully presented first-floor flat offers a perfect blend of modern living and artistic flair. With its prime location in the creative quarters, residents will find themselves surrounded by an array of cafes, bars, and gallery events, making it an ideal spot for those who appreciate culture and community. Open-plan living space, seamlessly integrating a stylish kitchen - this layout not only enhances the sense of space but also makes it perfect for entertaining guests or enjoying a quiet evening at home. Two generously sized double bedrooms, including a master suite complete with en-suite bathroom. A further well-appointed bathroom. Private balcony, providing a delightful outdoor space to relax and unwind. Also, there's secure parking and bike store! The location is particularly appealing, with Arnos Cemetery just a short stroll away. The lively Totterdown area, known for its eclectic mix of bars and eateries, is also within easy reach, as is Temple Meads Station, making commuting a breeze. The Paintworks development in Bristol utilizes a central energy center with eight 250 kWe modular gas boilers to supply heating and hot water to its 221 apartments and townhouses. This energy center also includes a Building Management System (BMS),pumps, a pressurisation unit, and a district heating network with Hydraulic Interface Units. Available Now. Part-Furnished.
Minimum Tenancy Term - 6 or 12 months minimum term by agreement
Council Tax Band - Band B (Bristol City)

- PROFESSIONALLY MANAGED BY HOUSE + CO PROPERTY
- EN-SUITE TO MASTER
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING
- INTEGRATED KITCHEN
- SECURE PARKING & BIKE STORE
- BALCONY

£1,695 Per month

Floor Plan

En-Suite
2.20 x 1.61 m
7'2" x 5'3"

Bathroom
2.14 x 1.69 m
7'0" x 5'6"

Balcony
1.35 x 3.32 m
4'5" x 10'10"

Bedroom One
3.24 x 3.59 m
10'7" x 11'9"

Hallway
2.22 x 1.13 m
7'3" x 3'8"

Hallway
3.23 x 1.05 m
10'7" x 3'5"

Kitchen / Living Area
4.16 x 5.13 m
13'7" x 16'10"

Bedroom Two
3.01 x 3.80 m
9'10" x 12'5"

HOUSE+CO
PROPERTY

Approximate total area[1]
63.6 m²
686 ft²

Balconies and terraces
4.5 m²
48 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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