



Connells

Paintworks  
Arnos Vale Bristol



# Paintworks Arnos Vale Bristol BS4 3DL

for sale offers over  
**£315,000**



## Property Description

A beautifully presented modern apartment in the sought-after Paintworks development, offering bright interiors, private balcony and two generous double bedrooms. This contemporary home combines clean design with practical living, featuring an open-plan kitchen/living space, a sleek bathroom and well-proportioned bedrooms.

The main living area is an impressive social space, naturally bright due to rear-aspect double glazed windows and balcony doors. The kitchen has modern cabinetry, integrated appliances and brass accents. The adjoining areas provide room for relaxing, entertaining or working from home.

Both bedrooms are excellent sizes, each accommodating double beds and additional furniture. Rear-aspect windows in both rooms ensure good natural light while maintaining privacy. The bathroom continues the modern theme with a clean suite, and contemporary tiling.

A private balcony offers an ideal spot for relaxation, with views across the development. Residents also benefit from secure underground parking and well-maintained communal areas.

Paintworks is a vibrant community with lots of independent businesses, such as Soul Pilates and independent coffee shops. The footbridge to Sparke Evans Park provides access to Avonmeads retail park. Temple Meads is 0.9 miles away with central hotspots like Wapping Wharf close by.

The apartment is leasehold with 996 years remaining, no ground rent, and a £1450 bi-annual service charge totaling £2900 per year.

## Kitchen/Living Room

20' 1" MAX x 19' MAX ( 6.12m MAX x 5.79m MAX )

A spacious open-plan room offering clearly defined kitchen, dining and living areas. Rear-aspect double glazed windows and balcony doors provide excellent natural light throughout the day. The kitchen features modern cabinetry, integrated appliances and brass hardware, while the living space comfortably accommodates seating, workspace and dining furniture. Finished with wood-style flooring and recessed lighting.

## Bedroom One

13' 4" x 9' 1" ( 4.06m x 2.77m )

A well-proportioned double bedroom with rear-aspect double glazed window. The room offers space for a double bed, wardrobes and additional furniture, with clean décor and wood-style flooring creating a calm, modern feel.

## Bedroom Two

13' 4" MAX x 9' 4" MAX ( 4.06m MAX x 2.84m MAX )

Another generous double bedroom with rear-aspect double glazed window. Ideal as a second bedroom, guest room or nursery, with ample space for storage and flexible furniture arrangements.

## Bathroom

A contemporary bathroom fitted with a modern suite including bath with overhead shower, vanity unit with vessel sink, WC and large wall mirror. Finished with neutral tiling and recessed lighting for a clean, bright feel.

## Entrance Hallway



A welcoming hallway connecting all principal rooms, with space for console furniture and storage. Finished with wood-style flooring and modern décor.

## Balcony

A private rear-aspect balcony accessed from the living room, offering space for seating or planters. Overlooks the development and provides a pleasant outdoor area for relaxing, dining or enjoying fresh air.





Total floor area 65.9 m<sup>2</sup> (709 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](http://www.propertybox.io)

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**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2800.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: BMR312710 - 0006