



Paintworks

Arnos Vale

£1,600 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A brand new, two double bedrooms, apartment in The Paintworks with a balcony and an allocated parking space. The property has been recently built and is presented to an immaculate standard, is offered unfurnished with white goods, and is available from 10th of June 2025!

Zoe will be conducting the viewings at this property, book yours today!

What's it like?

The apartment is situated in the highly desirable and impressive Paintworks Development, otherwise known as Bristol's Creative Quarter. Paintworks is a community within easy reach of the A4 providing access to both Bristol & Bath, Temple Meads Station, restaurants, cafes, and bars, Arnos Vale Park & Stunning countryside.

The apartment is located on the first floor and briefly comprises; a large open plan kitchen/living/diner offering plenty of light and with more than enough room for it to be furnished accordingly, a modern kitchen area with fitted units and integrated appliances, there is also a good-sized balcony with water views. There are two double bedrooms, both of which are a good size, a modern bathroom with shower over bath, and ample storage space throughout the property. Further benefits include an allocated space & remote controlled electric heaters.

Zoe's local highlights:

- Easy access to central Bristol & Bath
- Lovely walks around Arnos Vale & along the river
- Several local cafés & eateries in the area

- **Unfurnished**
- **EPC RATING C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **UNFURNISHED**
- **WHITE GOODS INCLUDED**
- **ELECTRIC HEATING**
- **ALL DOUBLE BEDROOMS**
- **OFF STREET ALLOCATED PARKING**

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric Wall Heaters
- o Broadband– (Source Ofcom) Standard & Ultrafast available
- o Mobile signal – (Source Ofcom) Good coverage for most providers
- o Building Safety – No issues
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – Medium Risk
- o Planning Permissions – No
- o Accessible – Yes - Lift Access
- o Coalfield / Mining area –No

Room measurements stated in this listing are for guidance and may not be accurate.

Home truth's

To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

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