



Paintworks, Arnos Vale, BS4 3AW

guide price **£375,000- £390,000**

**richard  
james**





leasehold energy  
efficiency rating

B

\*\* GUIDE PRICE £375,000 - £390,000 \*\*

\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN \*\* 15 MINUTES WALK  
FROM BRISTOL TEMPLEMEADS STATION \*\*

>TWO KING SIZED BEDROOMS

> TWO BATHROOMS

>TWO ALLOCATED PARKING SPACES

> TWO LARGE BALCONIES AND ONE LARGE TERRACE

> SECURE BUILDING, NEXT TO THE RIVER

>ON THE 5TH FLOOR WITH WESTFACING RIVERSIDE VIEWS

Situated in the ever popular Paintworks development with balcony overlooking the River Avon and additional terrace accessed via the living space overlooking the Plaza which offers a perfect spot for outdoor dining.

This superb apartment offers large windows, great views and two allocated underground parking spaces.





## exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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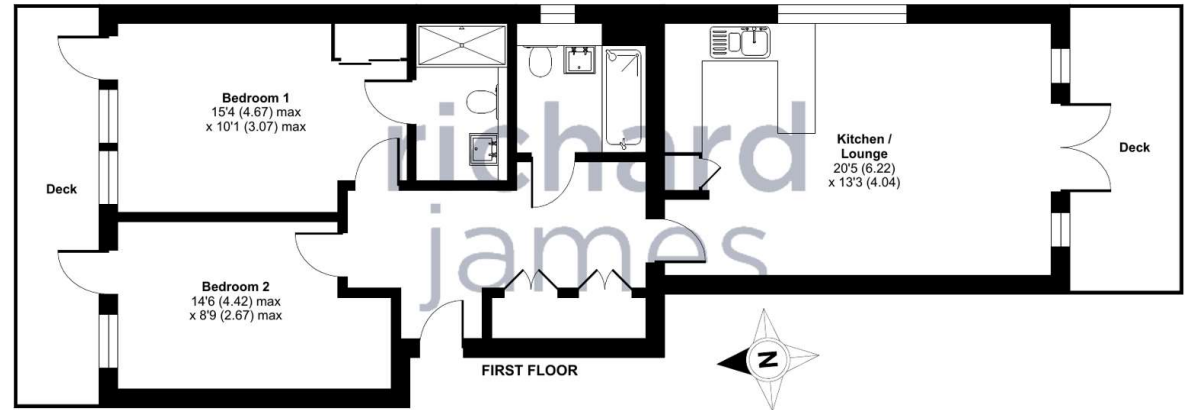
call us for a free  
valuation on your  
property

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[westswindon@richardjames.uk](mailto:westswindon@richardjames.uk)

Lucena House | Shaw Village Centre | SN5 5PY

Approximate Area = 792 sq ft / 73.6 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
Produced for Richard James. REF: 1136925

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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