

The Letting Shop



Paintworks, Brislington, Bristol, BS4 3AR

£1,700 per month

Offered Furnished

364 Paintworks, Brislington, Bristol, BS4 3AR

Paintworks is part of Bristol's creative quarter with a mix of industrial spaces alongside residential. This apartment is in Block H at the North side of the development, positioned on the third floor.

Upon entering you are greeted by the entrance hall which acts as the backbone of this home. To the left-hand side is the utility cupboard, which is home to the district heating system and the washing machine. Opposite is the bathroom, with shower over bath, sink & toilet finished off with modern, tiling to the walls.

Bedroom One enjoys a view over the river Avon, with neutral décor & carpets. Furniture includes Bed & Mattress, Two Bedside Tables, Wardrobe & Chest of Drawers.

Bedroom Two is illuminated with natural light from the three floor to ceiling windows, whilst allowing for privacy with its own ensuite shower room. Furniture includes; Desk & Side Table alongside built in wardrobes.

At the end of the hallway is the living area, this space is full of natural light from the two sets of windows and the balcony. This flexible space allows of a cooking, relaxing & entertaining space with a range of wall & base units and integrated appliances such as,

- Fridge Freezer
- Dishwasher
- Hob
- Oven

Furniture includes; Corner sofa, Dining Table, Four Chairs, TV table, Projector & Kettle.

Alongside a fantastic view over the river Avon, you have screened balcony to sit and relax at the end of a busy day. This home includes an allocated parking space, alongside a communal bike store and an lift.

- **Council Tax Band** : B
- **Holding Deposit** : £392
- **Security Deposit** : £1,961



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Letting Shop - Bristol

385 Two Mile Hill Road
Kingswood
Bristol
BS15 1AD

T: 0117 9610011

E: hello@lettingshop.com

www.lettingshop.com

United Lettings Limited - Company registration: 03714318 (England and Wales)
Registered Office: 385 Two Mile Hill Road, Kingswood, Bristol, BS15 1AD.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.