

FOR SALE: 4.17 Paintworks, BS4 3EH

Beautiful living / working / apartment space at the heart of
Bristol's creative quarter
£390,000 (leasehold)

The Paintworks: an exciting development of former Victorian factory complex, which is now established as Bristol's creative quarter. Conveniently located on the A4 Bath Road and on the southeast side of the city centre, the property is less than 1 miles away from Temple Meads railway station. The property is also close to Avonmeads Retail Park and Cabot Circus, both are less than 2 miles away. The Paintworks development provides a creative environment in which to work, live and play with a range of onsite amenities including the Bocabar, Hair and Beauty Salons and a Coffee shop / Café.



The Property: Loft Apartment located in the original development with large open plan living / kitchen area with double doors opening onto balcony overlooking the river. Triple aspect room with double glazed screen windows and doors allow the area to be flooded with light in addition to the two roof Velux windows.

The Magnet kitchen, with NEF oven, induction hob, half size Bosch dishwasher, and soft close drawers, has a Brazilian natural slate stone floor and original factory windows.

Utility room with a new boiler, washing machine and second sink, leads off the kitchen into a space provided by the conversion of the old factory lift shaft and has another of the original factory windows. Main double bedroom on this floor is spacious and carpeted with loft access for additional storage.

Lovely big bathroom with an original factory window and part brick walls. Bath with shower. 'Dalsouple' rubber floor which is warm and soft underfoot.

Spiral staircase leads up to mezzanine floor looking down over the main space. This space, with Velux windows, could be used as a second double bedroom, cosy lounge area or workspace.

On this floor the lift shaft provides another small room, which fits a double mattress to provide more sleeping space or makes a great little room for working, reading, meditating, etc. Double glazed clear pane window providing light.



Parking: One private parking space out in front of the unit.

Outside space: The nine residential units in Zone 4, including 4.17, share a beautiful suntrap roof terrace which is maintained by the occupants.

Information:

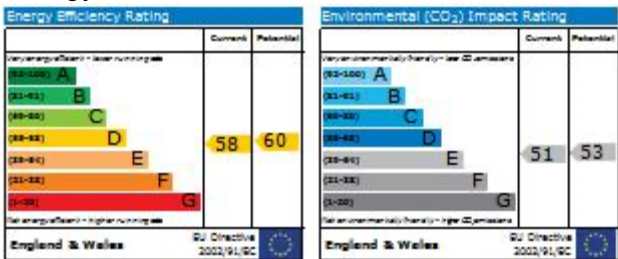
The service charge, which in 2024 is £2200 pa (cf 2012 it was £1688 pa), is billed quarterly. It covers: maintenance costs of the site and the buildings of which unit 4.17 is a part; cleaning of the common parts and staircases and outside of windows; 24-hour security; caretaker; and landscaping.

Each unit also contributes to the buildings insurance and in 2024 the contribution for unit 4.17 is £450 pa (cf in 2013 it was £371.73). There is an annual ground rent of £150. Buildings insurance and ground rent are paid once a year on 1st January.

Gas, electricity, water, broadband/TV and Council Tax bills are paid directly by the owner to the relevant bodies. Paintworks is in the A Band of Council Tax. (*Unit 4.17 Council Tax was £1600 in total for 2024*)

When the buildings at Paintworks were regenerated in 2006 there was a 999 year lease in place on all the units. Now, 18 years later the lease is for 981 years.

Energy Performance Certificate



The property is offered for sale with no onward chain.

If you have any further questions or would like to arrange a viewing please contact:

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