



County Street, Totterdown

£235,000



- **3D INTERACTIVE TOUR**
- **Two Double Bedrooms**
- **Modern Kitchen & Bathroom**
- **Allocated Parking**
- **Conveniently Positioned**

- **Purpose Built Apartment**
- **Sitting / Dining Room**
- **Private Entrance & Enclosed Front Garden**
- **Perfect First Time Purchase**
- **Energy Rating - D**

Situated within the sought-after Three Lamps development in Lower Totterdown. Conveniently positioned, it boasts a mere fifteen-minute stroll to Temple Meads Station and is also on a regular bus route into Bristol, Gloucester Road, out to Wells and Bath, and the villages along the A37. Furthermore, the locale is adorned with an array of delightful amenities, including an eclectic mix of cafes, restaurants, pubs and independent shops lining the Wells Road. Noteworthy establishments include Fox & West, Bake House, Floriography, Bank, and the esteemed Farrow's Fish & Chips, recipient of various accolades. There is real sense of community which is epitomised by the long running Totterdown Arts Trail which takes place each November.

Abundant green spaces grace the vicinity, ranging from the serene Victorian allure of Arnos Vale, complete with a charming café at its heart, to the breath-taking views of balloons that can be spotted from Perrett Park. Additionally, the sprawling 51 acres of the picturesque Victoria Park provides a verdant sanctuary just 5 minutes walk away.

Access to the property is granted through its private front door into the hallway which has a large storage cupboard. The interior unfolds with a generously proportioned sitting/dining room with expansive views through its windows to the iconic multi-coloured Totterdown houses, a separate kitchen and two double bedrooms, one of which can be adapted for home working. A well-appointed bathroom with a storage cupboard, complete the internal ensemble.

Externally, the property boasts a highly coveted allocated parking space, it's own enclosed front garden and there is also access to a communal drying & bin area.

Living Room 16'0" x 14'9" angled walls (4.89 x 4.50 angled walls)

Kitchen 11'1" angled walls x 8'8" (3.40 angled walls x 2.65)

Bedroom One 12'9" x 8'0" (3.90 x 2.44)

Bedroom Two 11'11" x 6'2" onto wardrobes (3.64 x 1.90 onto wardrobes)

Bathroom 6'7" x 6'4" (2.02 x 1.95)

Tenure - Leasehold

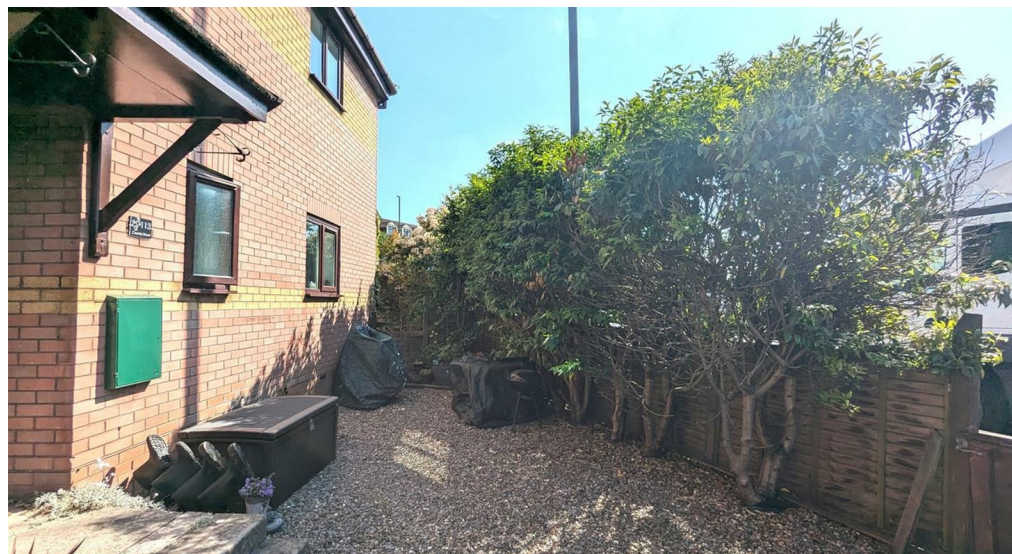
Lease Start Date 20/05/1993

Lease End Date 21/05/2118

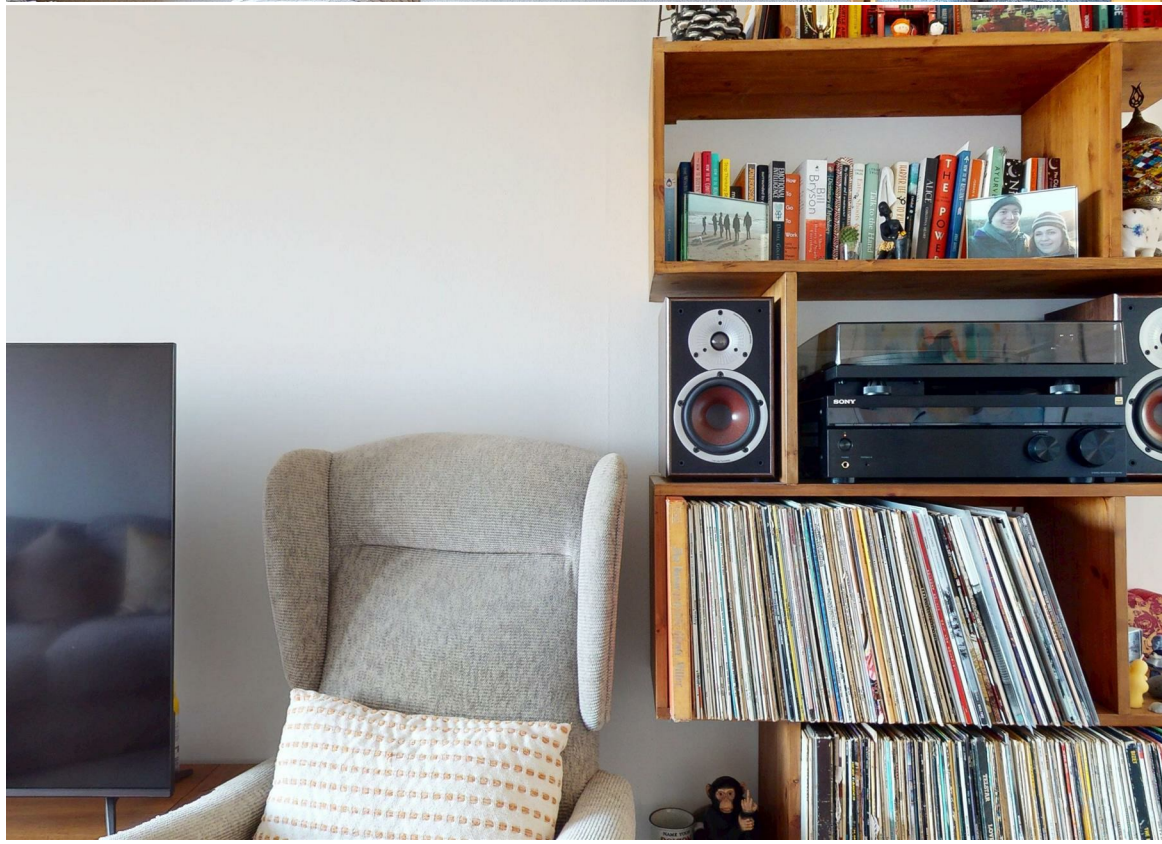
Lease Term 125 years from 21 May 1993

Lease Term Remaining 93 years

Council Tax Band - B



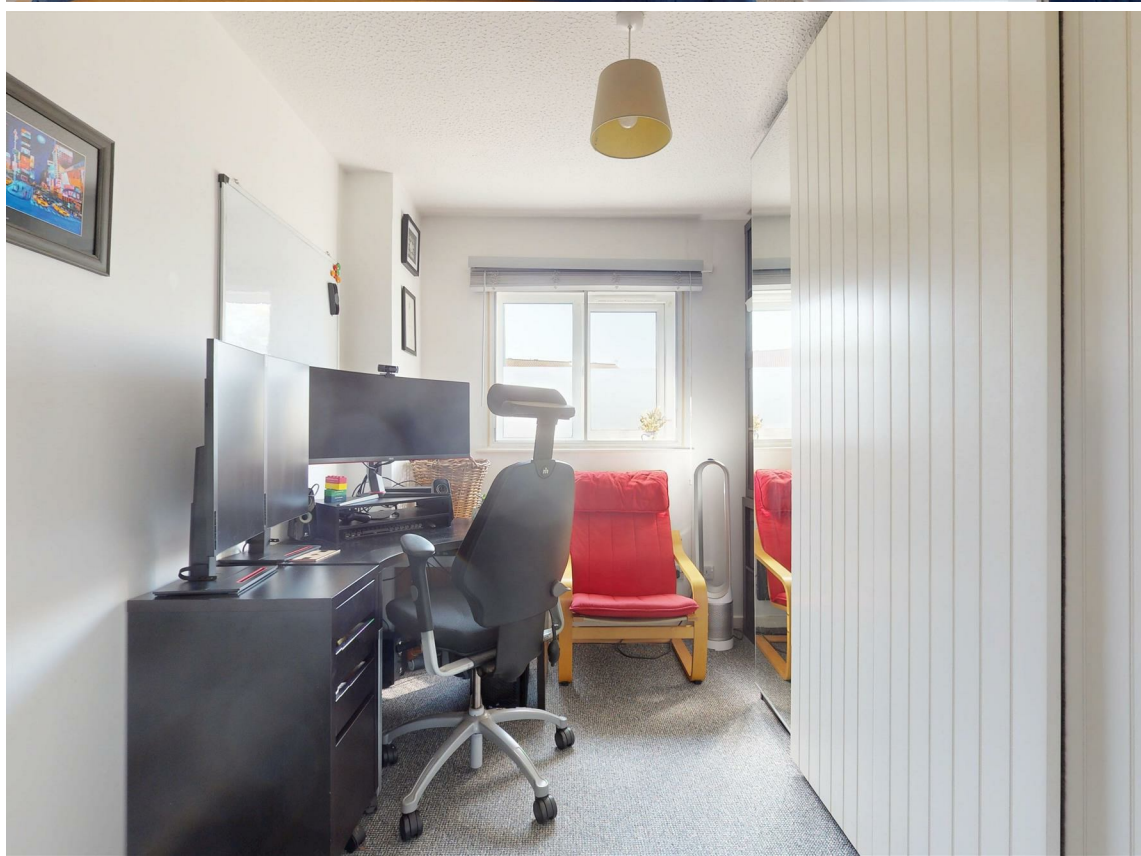


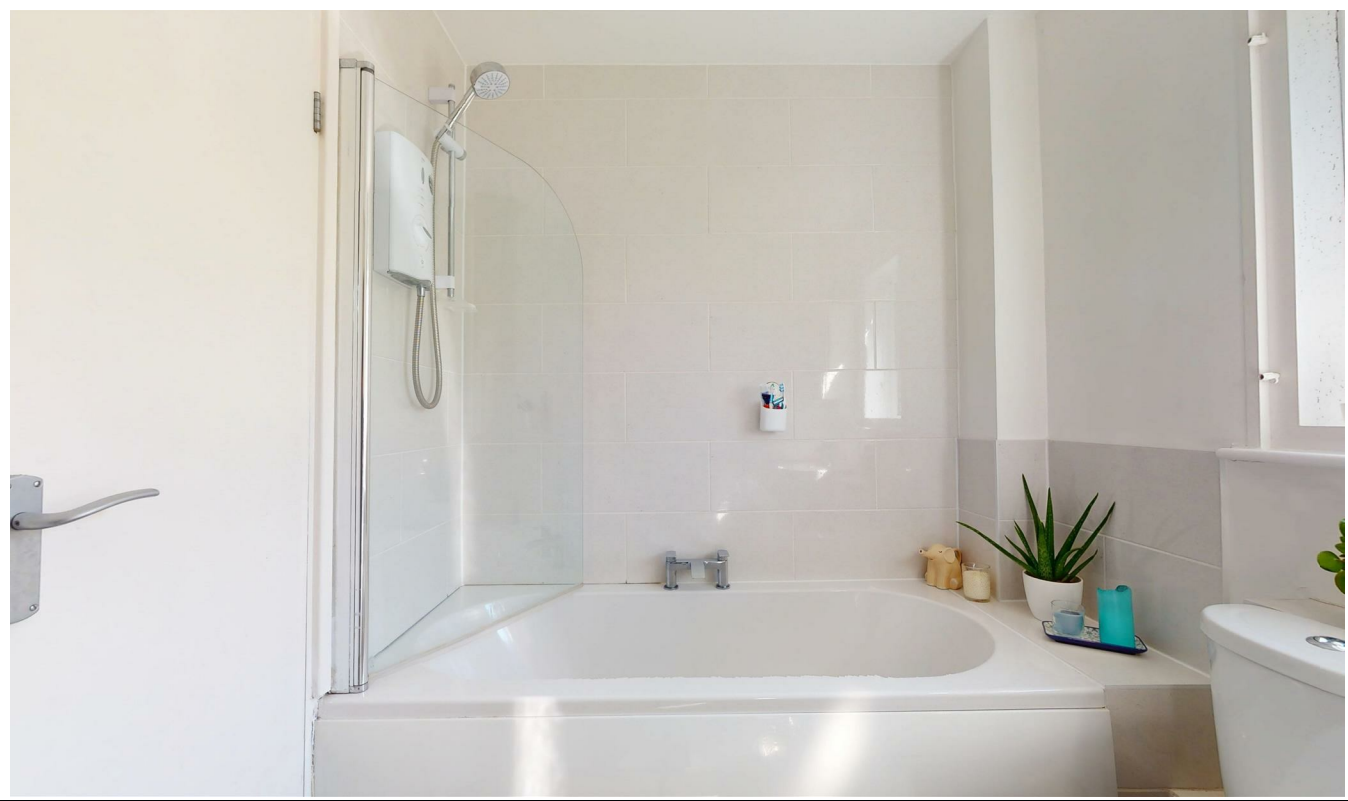








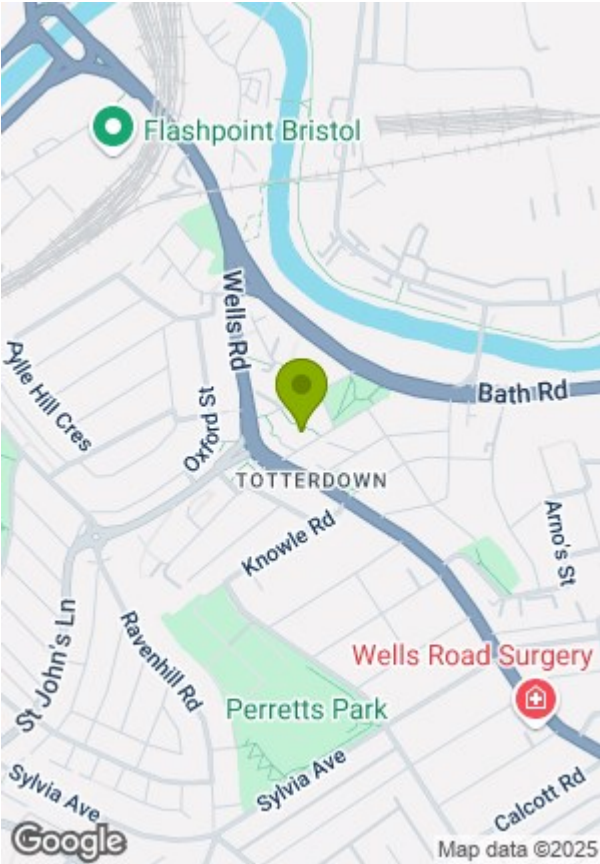








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 79        | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   | 66                      |           | (55-68) D   |                         |           |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.