





# New Walls Totterdown Bristol BS4 3TA

for sale  
**£275,000**



## Property Description

Situated in the New Walls development in Totterdown, this first-floor apartment is offered in lovely condition throughout. The apartment offers convenient access to the city centre and comes with an allocated off-road parking space.

It boasts an exceptional location within walking distance of Bristol Temple Meads station, the city centre, and excellent transport links. Throughout, the flat has been extremely well-maintained, benefiting from modern fittings in both the kitchen and bathroom. A key advantage of this property is its allocated parking space.

This spacious and bright two-bedroom apartment has its own private entrance, leading to an entrance hall that connects to the living spaces, bathroom, and bedrooms. There is a large separate kitchen, which is semi-open plan to the living room. The living room serves as both an ideal social and relaxing space, benefiting from good natural light, and it has space for dining or a home office. There is a good-sized double bedroom and a modern bathroom. The property also comes with a designated parking space and two visitor passes.

New Walls is located to the north of Totterdown, adjacent to the beautiful Arnos Vale Cemetery and Victoria Park. This street offers the best of both worlds, with a fantastic array of cafés, restaurants, and independent shops on Wells Road, as well as open green spaces like Arnos Vale and Parrett's Park.

## Ground Floor

private entrance with staircase from the ground floor leading to first floor.

## Entrance Hallway

spacious entrance hallway with double glazed window to side elevation for extra light and storage cupboard.

## Lounge

Irregular Shaped Room 15' 6" x 11' 6" ( 4.72m x 3.51m)

spacious living room with flooring and double glazed window to front elevation, wall mounted fire, TV point

## Kitchen

Irregular Shaped Room 10' 2" x 8' 6" ( 3.10m x 2.59m)

kitchen area with modern fitted worktops and appliances. double glazed window to rear elevation. Space for a washing machine and dishwasher. electric oven and hob.

## Bedroom One

11' 6" x 8' 4" ( 3.51m x 2.54m )

spacious master bedroom with double glazed window to front elevation.

## Bedroom Two

11' 1" x 7' 7" ( 3.38m x 2.31m )

spacious 2nd bedroom with double glazed window to rear elevation.

## Bathroom

8' x 6' 6" ( 2.44m x 1.98m )

modern fitted bathroom suite which has a Low level WC, corner bath, wash hand basin with Vanity under, shower cubicle. tiled floor and walls

## Loft Space

There is access to the loft space which is part boarded

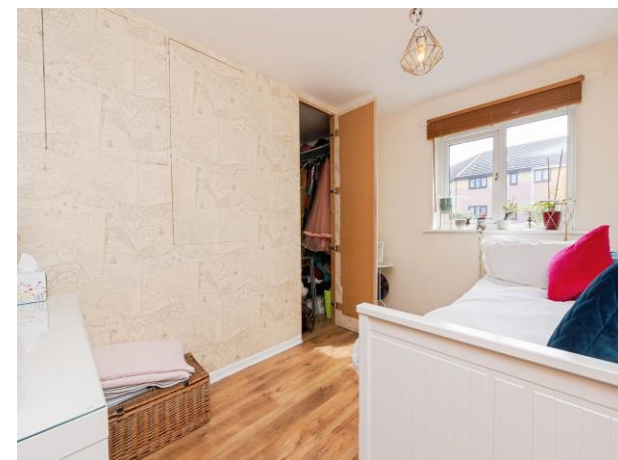
## Allocated Parking Space

## Outside Space

Decked area with space for seating







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243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: D

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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