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52a Windsor Terrace, Bristol , BS3 4UG **£215,000**

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- **Lower Ground Floor Flat**
- **Courtyard Garden**
- **Stylish Kitchen**
- **NO ONWARD CHAIN**
- **One Bedroom**
- **Sitting Room**
- **Shower Room**
- **Energy Rating - C**





Converted in 2016, this basement flat is located in vibrant Lower Totterdown and is only a 25 minute walk to Bristol City Centre and 15 minutes to Temple Meads Station

The accommodation comprises an entrance vestibule where shoes and coats can be stored, an open living area, kitchen, shower room and bedroom. The stylish kitchen has marble effect work tops, an integrated fridge freezer, dishwasher hob & oven and microwave. The bedroom allows access to the rear garden which is patioed and private to the flat.

The property is a 5 minute walk from the beautiful 50 acre Victoria Park. This quiet street offers the best of both worlds, being close to a fantastic array of cafes, restaurants and independent shops on Wells Road such as Fox & West, an independent café and greengrocers, Smoke Box, Bruhaha and award winning Farrow's Fish & Chips. There are some fantastic local pubs nearby including the Star and Dove, Shakespeare and the Oxford as well as the highly regarded The Victoria Park Pub, the perfect spot to grab a Sunday Lunch. The perfect first time purchase!

Living Area 14'6 max x 10'7 max (4.42m max x 3.23m max)

Bedroom 10'9 max x 9'8 max (3.28m max x 2.95m max)

Shower Room 5'09 x 4'10 (1.75m x 1.47m)

Tenure - Leasehold (share of Freehold)
Lease Term: 125 years
Years Remaining: 116 years

Council Tax Band - A














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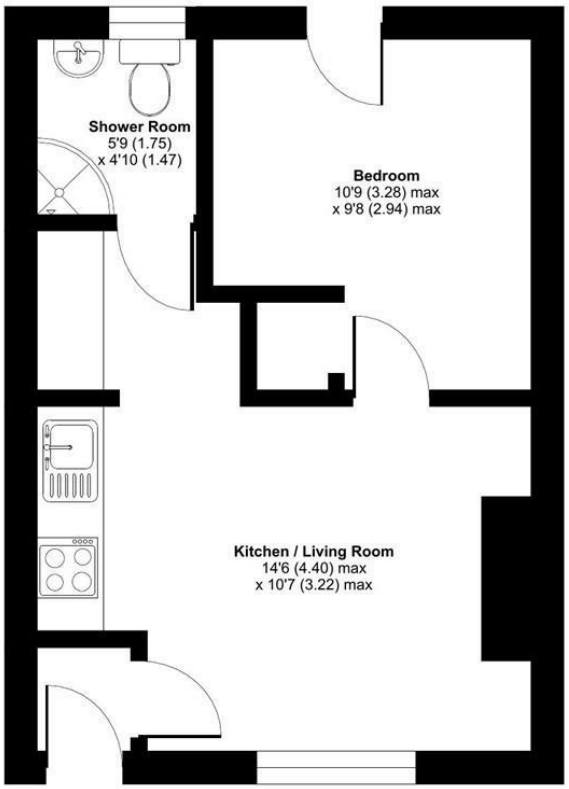
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Windsor Terrace, Totterdown, Bristol, BS3

Approximate Area = 325 sq ft / 30.1 sq m

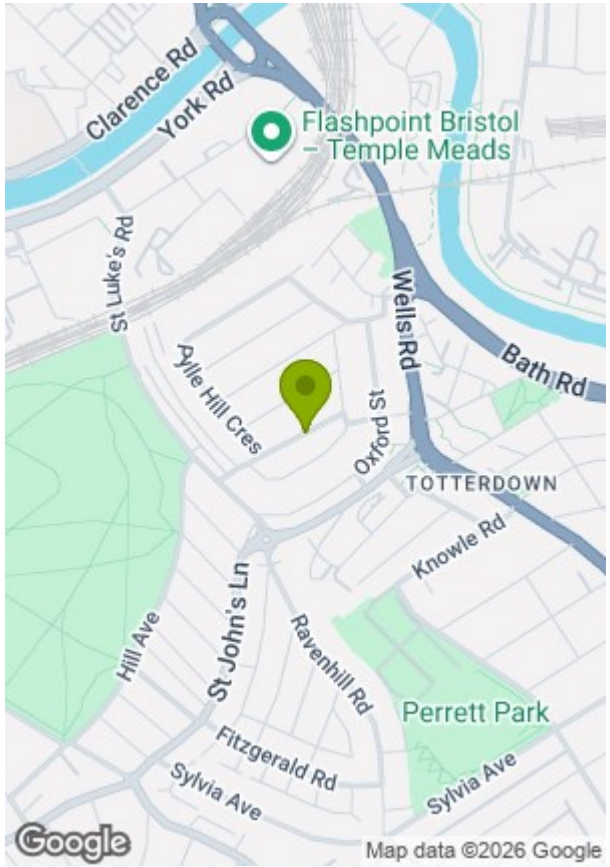
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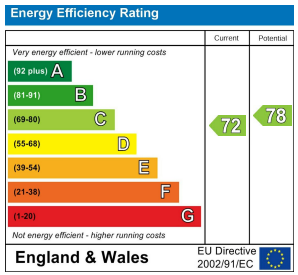


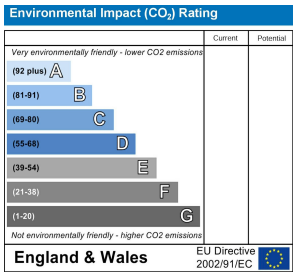
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1525668

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