



New Walls, Totterdown ,

£175,000

- 3D INTERACTIVE TOUR
- One Double Bedroom
- Separate Kitchen
- In Need of Updating
- Central Location
- Purpose Built Apartment
- Sitting Room
- Bathroom
- Allocated Parking
- Energy Rating - C

NO ONWARD CHAIN! A first floor flat located on the popular Three Lamps development in Lower Totterdown and conveniently located within a fifteen minute walk of Temple Meads Station. The property is accessed via its own private entrance and has accommodation comprising entrance hall, a good size sitting/dining room, a kitchen, a double bedroom and a bathroom. Outside, there are well-tended communal grounds and there is an allocated parking space. Local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station just a 15 minute walk or 4 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

Lounge 16'4" x 10'5" (5.00 x 3.20)
Both at max

Kitchen 10'5" x 8'3" (3.18 x 2.53)

Bedroom 10'11" x 10'10" (3.33 x 3.31)

Bathroom 8'3" x 6'11" (2.53 x 2.13)

Tenure - Leasehold

Lease Start Date 05/04/1990

Lease End Date 06/04/2115

Lease Term 125 years from 6 April 1990

Lease Term Remaining 90 years

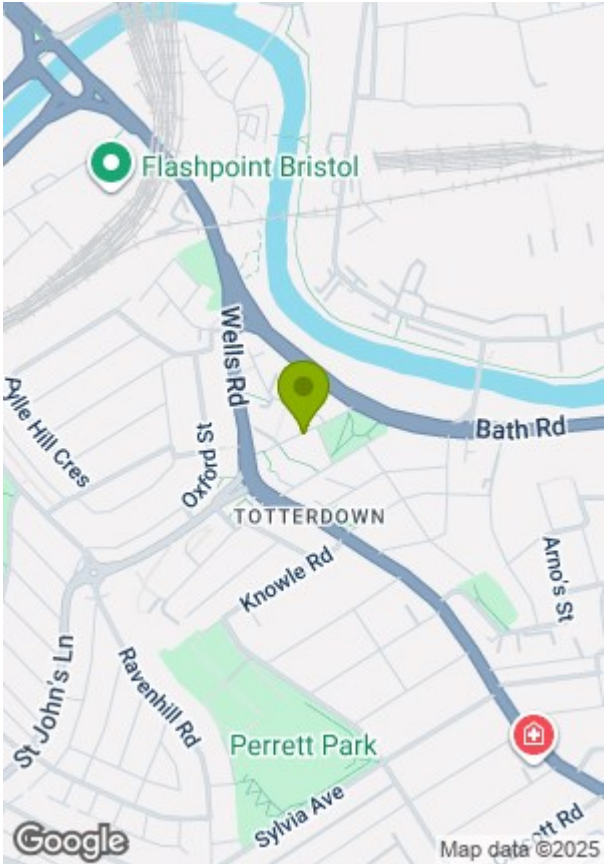
Council Tax Band - B







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	73		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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