



63 New Walls, Bristol, BS4 3TB

£215,000

- First Floor Purpose Built Flat
- Private Entrance
- Kitchen & Bathroom
- Allocated Parking
- NO ONWARD CHAIN
- Two Double Bedrooms
- Sitting/Dining Room
- A Great First Time Purchase
- A Newly Extended 990 Year Lease
- Energy Rating - D

Situated in Totterdown, one of Bristol's most vibrant and connected neighbourhoods - known for its colourful hillside terraces, independent cafés, and strong community spirit. Local parks, shops, pubs, and cultural venues are all within a 10-minute walk, with Temple Meads station just 15 minutes away on foot. Well served by bus routes, cycle paths, and road links, this is a fantastic location for city living with a neighbourhood feel.

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.

A first floor two-bedroom flat with its own private entrance and allocated parking, set in the heart of Totterdown on the popular Three Lamps development between Wells Road & Bath Road offering excellent transport links, this home is ideal for first-time buyers, downsizers, or investors looking for a well-connected base in one of Bristol's most characterful neighbourhoods.

Externally, the property boasts a highly coveted allocated parking space and the property is offered with no onward chain!

Living Room 13'2 x 11'6 (4.01m x 3.51m)

Kitchen 11'5 max x 8'2 (3.48m max x 2.49m)

Bedroom One 13'2 x 8'4 (4.01m x 2.54m)

Bedroom Two 11'1 max x 8'3 max (3.38m max x 2.51m max)

Bathroom 8'3 max x 6'10 max (2.51m max x 2.08m max)

Tenure - Leasehold

Lease Term - 990

Years Remaining - 990 years - The Lease is currently being extended and is currently being finalised by the sellers solicitor.

Ground Rent: Peppercorn.

Service Charge: £184.57 pcm

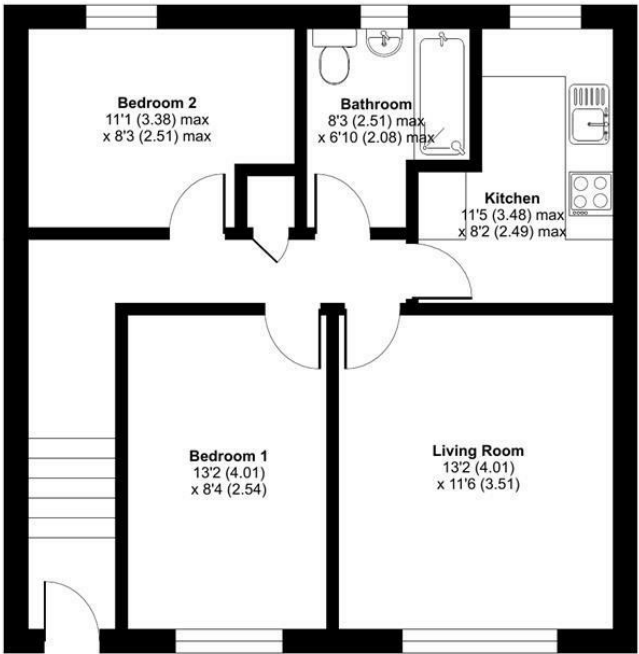
Council Tax Band - B





New Walls, Totterdown, Bristol, BS4

Approximate Area = 616 sq ft / 57.2 sq m
For identification only - Not to scale



FIRST FLOOR

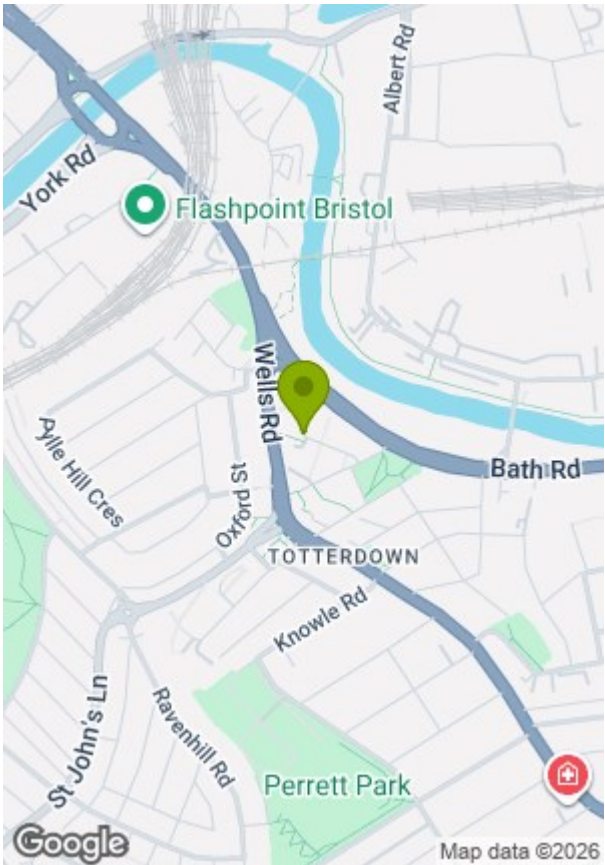


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Greenwood's Property Centre. REF: 1425962

© nrichcom 2026.



GREENWOODS
SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.