



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

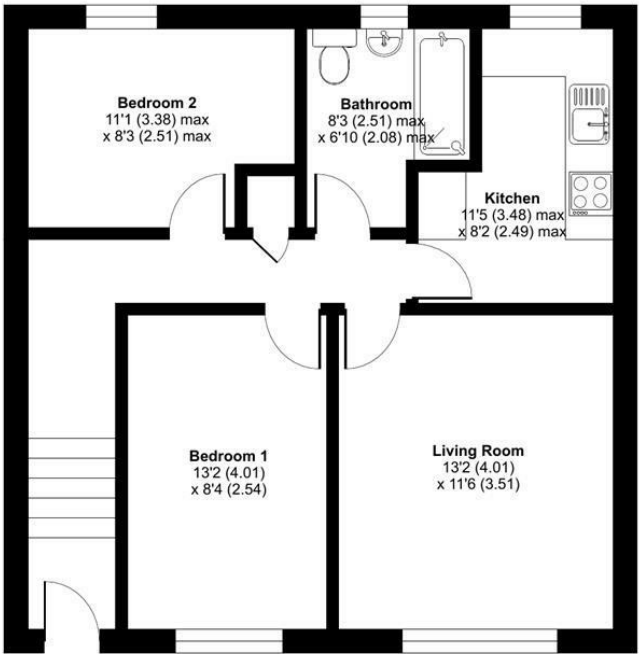
Council Tax Band - B





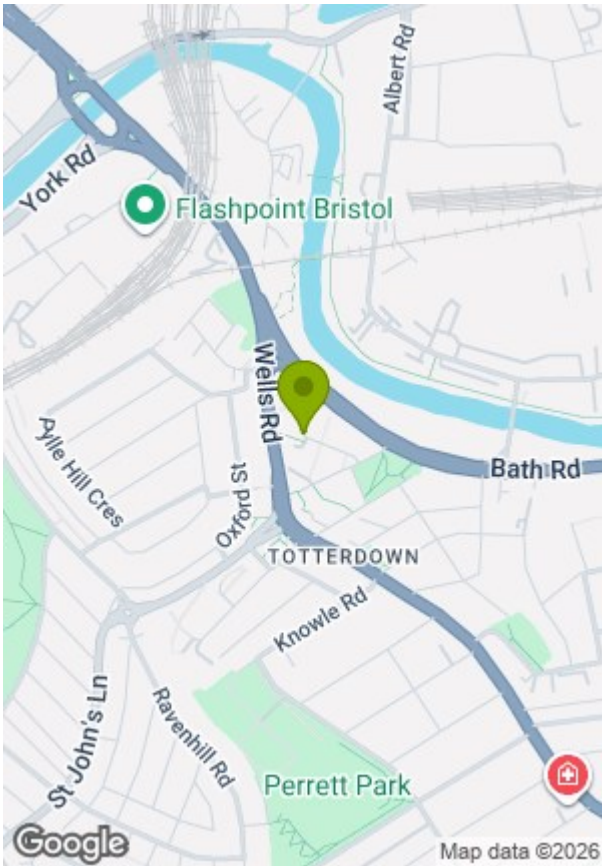
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Approximate Area = 616 sq ft / 57.2 sq m
For identification only - Not to scale



FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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