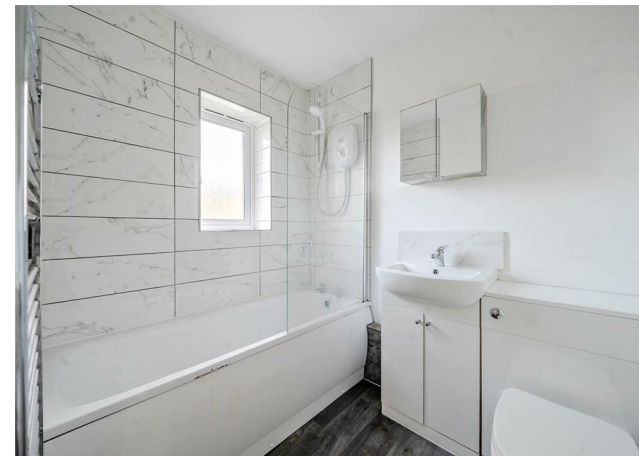




53 New Walls, Bristol, BS4 3TA

£195,000

- One Bed Garden Flat
- Spacious Lounge
- Large Double Bedroom
- Electric Heating Throughout
- No Onward Chain
- Designated Parking Space
- Contemporary Bathroom
- Popular Location

## **\*\*NO ONWARD CHAIN\*\***

This garden 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 large enough for a table or breakfast bar, a double bedroom and a contemporary bathroom.

Outside, there is a cute private front garden, previously used for enjoying a warm evening or hosting a BBQ, there are well-tended communal grounds and there is an allocated parking space alongside visitor parking within the development.

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.

Living Room 15'8" x 10'6" (4.80 x 3.21)

Bedroom 14'6" x 10'4" (4.42 x 3.15)

Kitchen 9'2" x 8'9" (2.8 x 2.67)

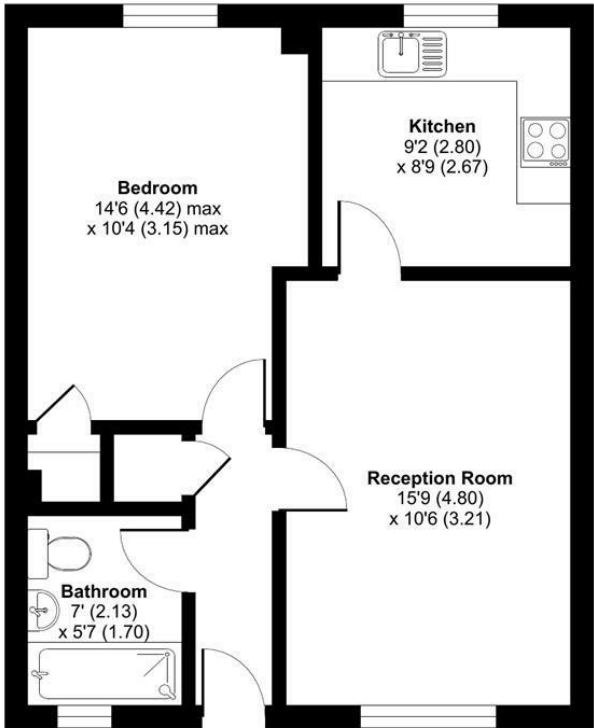
Bathroom 6'11" x 5'6" (2.13 x 1.7)





New Walls, Totterdown, Bristol, BS4

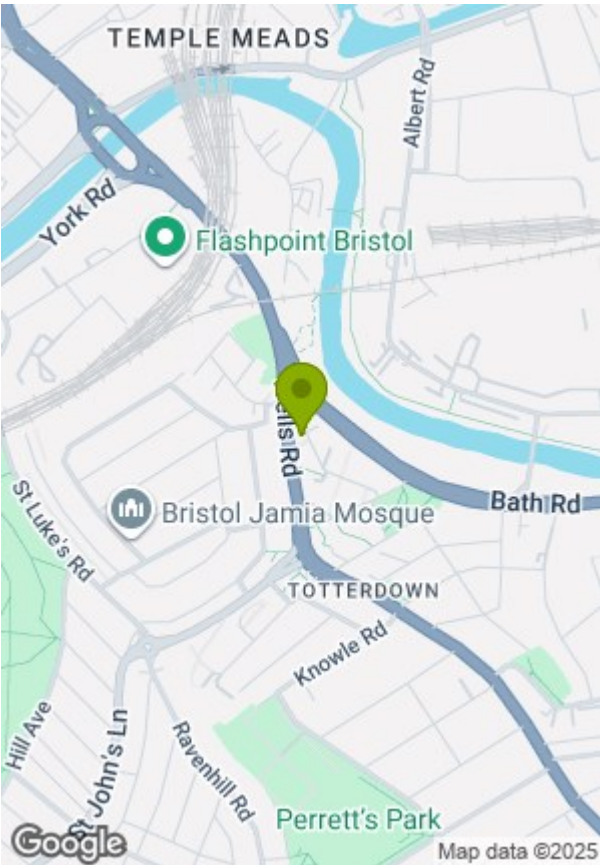
Approximate Area = 500 sq ft / 46.5 sq m  
For identification only - Not to scale



GROUND 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: 1381982

© nrichcom 2025. 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.