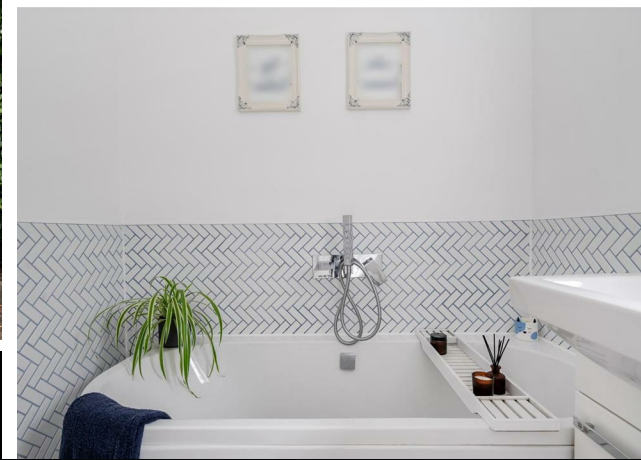




69 New Walls, Bristol, BS4 3TB

£210,000

- A Stunning Purpose Built Apartment
- A Light & Airy Sitting / Dining Room
- Contemporary Bathroom
- 15 Minute Walk to Temple Meads Station
- NO ONWARD CHAIN
- One Double Bedroom
- A Modern & Stylish Kitchen Room
- Gas Central Heating
- Allocated Parking
- Energy Rating - C

A stunning 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, which has been the subject of significant upgrading works including the installation of a gas central system, by the current owner, is accessed via its own private entrance and has accommodation comprising an entrance hall, a good size light & airy sitting/dining room, a modern & stylish kitchen, a double bedroom and a modern, contemporary style 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 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.

Beautifully presented and ready to move into with no onward chain, this property offers a perfect opportunity for first-time buyers.

Sitting Room 16'10 x 9'10 (5.13m x 3.00m)

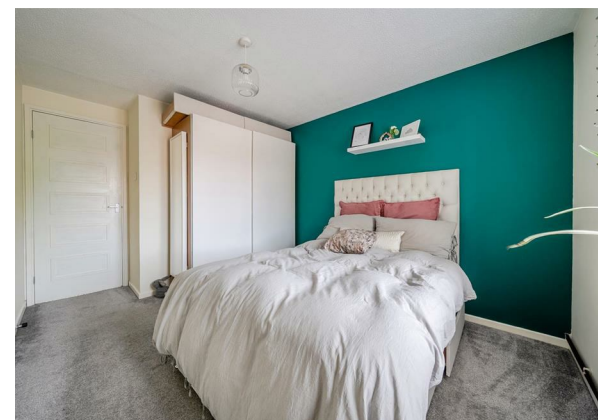
Kitchen 12'10 x 5'10 (3.91m x 1.78m)

Bedroom 13'8 max x 9'1 (4.17m max x 2.77m)

Bathroom 7 x 6'1 (2.13m x 1.85m)

Tenure - Leasehold
Lease Term: 990 years
Years Remaining: 955 years
Ground Rent: £0
Service Charge: £160.10 pcm

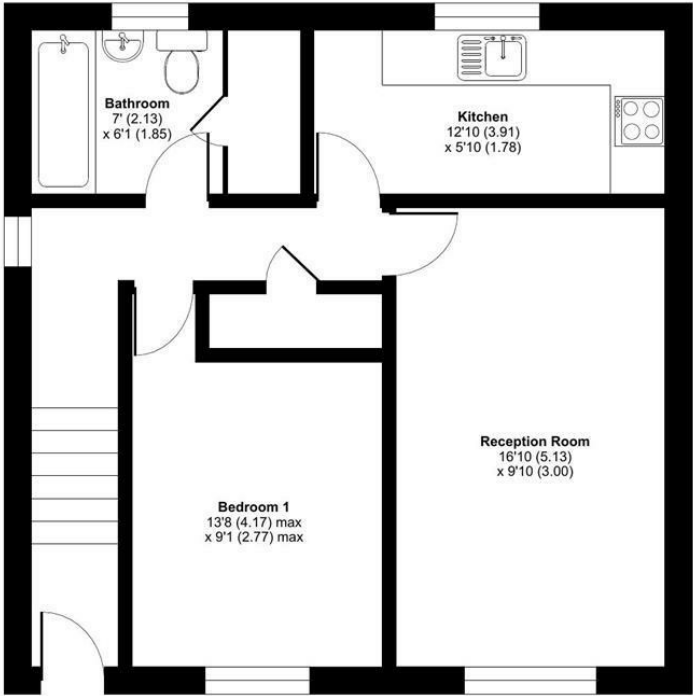
Council Tax Band - B





New Walls, Totterdown, Bristol, BS4

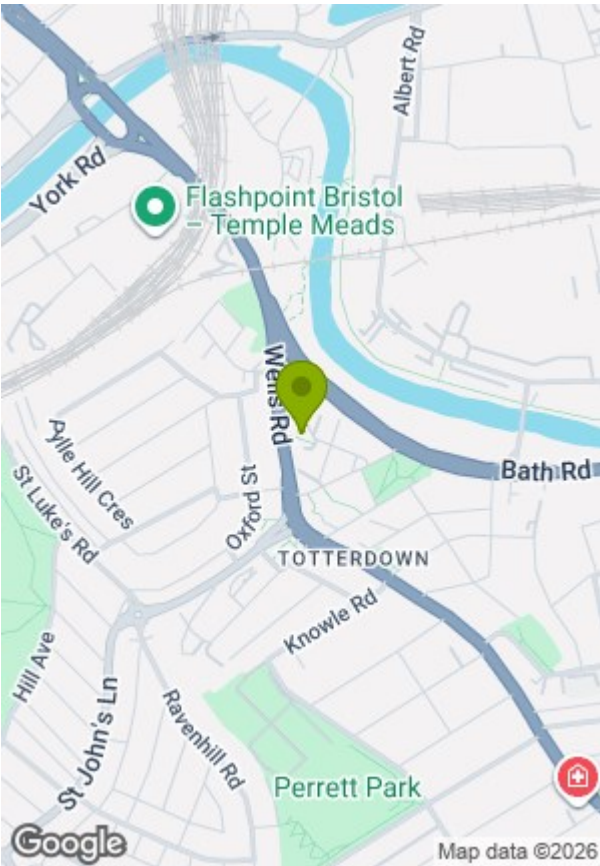
Approximate Area = 540 sq ft / 50.1 sq m
For identification only - Not to scale



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: 1510890

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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		
(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.