



County Street, Totterdown

£235,000

- 3D INTERACTIVE TOUR
- Ground Floor with Private Entrance
- Modern Kitchen with Ample Storage and Updated Flooring
- Allocated Off Street Parking Plus Two Visitor Permits
- Smart Electric Heating System for Efficient, Automated, Flexible Temperature Control
- Two Double Bedrooms
- Bright Living Room with Space to Dine or Work from Home
- Private, Low-maintenance Garden with Mature Hedging
- Contemporary Bathroom with Full-Size Bath, Power Shower and Heated Towel Rail
- 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 well-presented ground floor two-bedroom flat with its own private entrance, private garden, and allocated parking, set in the heart of Totterdown on popular Wells Road. With modern interiors, smart upgrades, and 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, its own enclosed front garden and there is also access to a communal drying & bin area.

Living Room 16'0" x 14'9" angled walls (4.89 x 4.50 angled walls)

Kitchen 11'1" angled walls x 8'8" (3.40 angled walls x 2.65)

Bedroom One 12'9" x 8'0" (3.90 x 2.44)

Bedroom Two 11'11" x 6'2" onto wardrobes (3.64 x 1.90 onto wardrobes)

Bathroom 6'7" x 6'4" (2.02 x 1.95)

Tenure - Leasehold

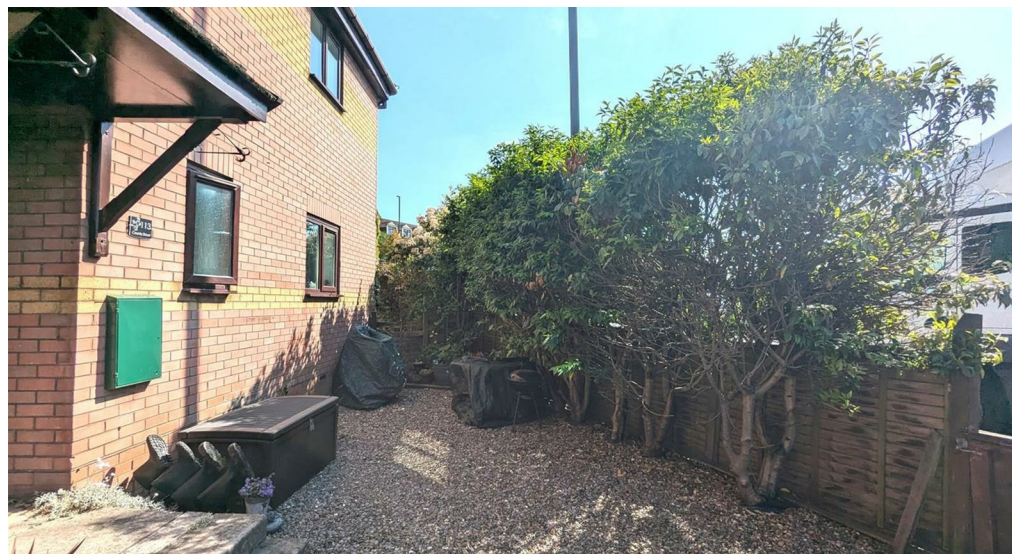
Lease Start Date 20/05/1993

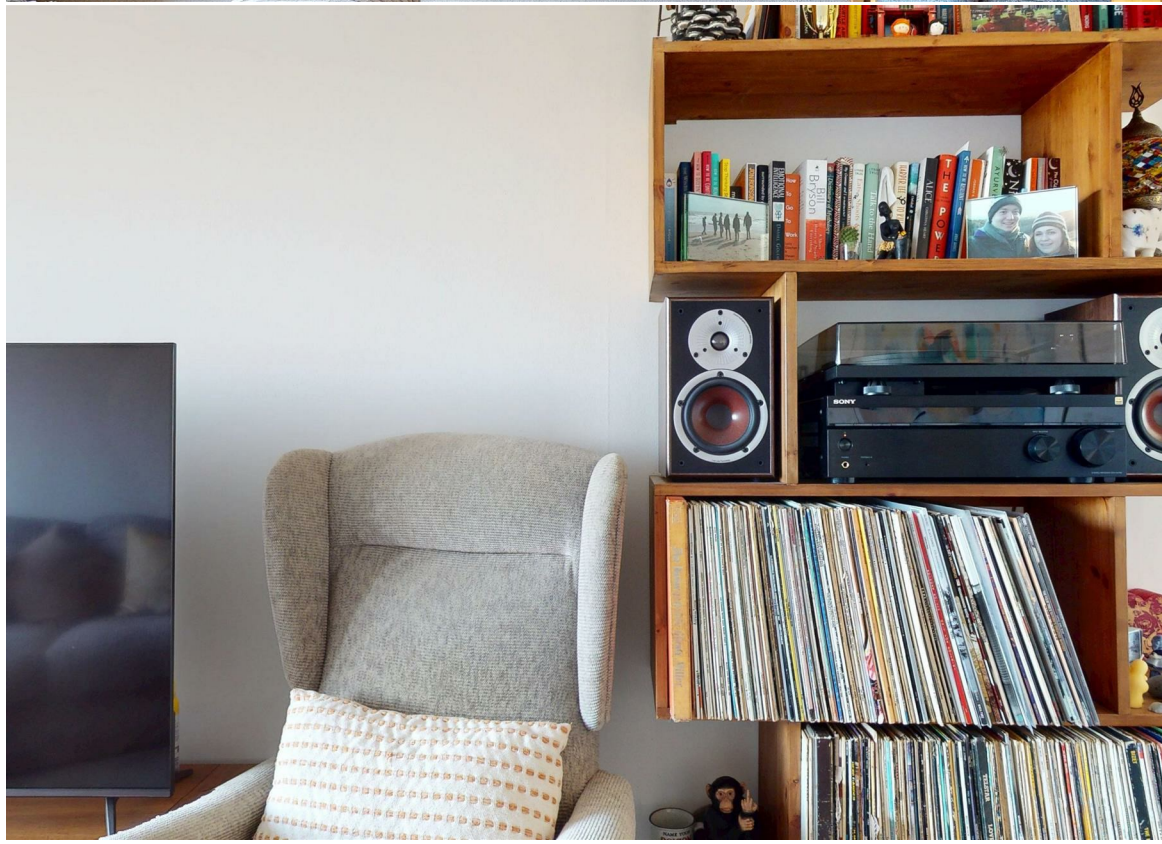
Lease End Date 21/05/2118

Lease Term 125 years from 21 May 1993

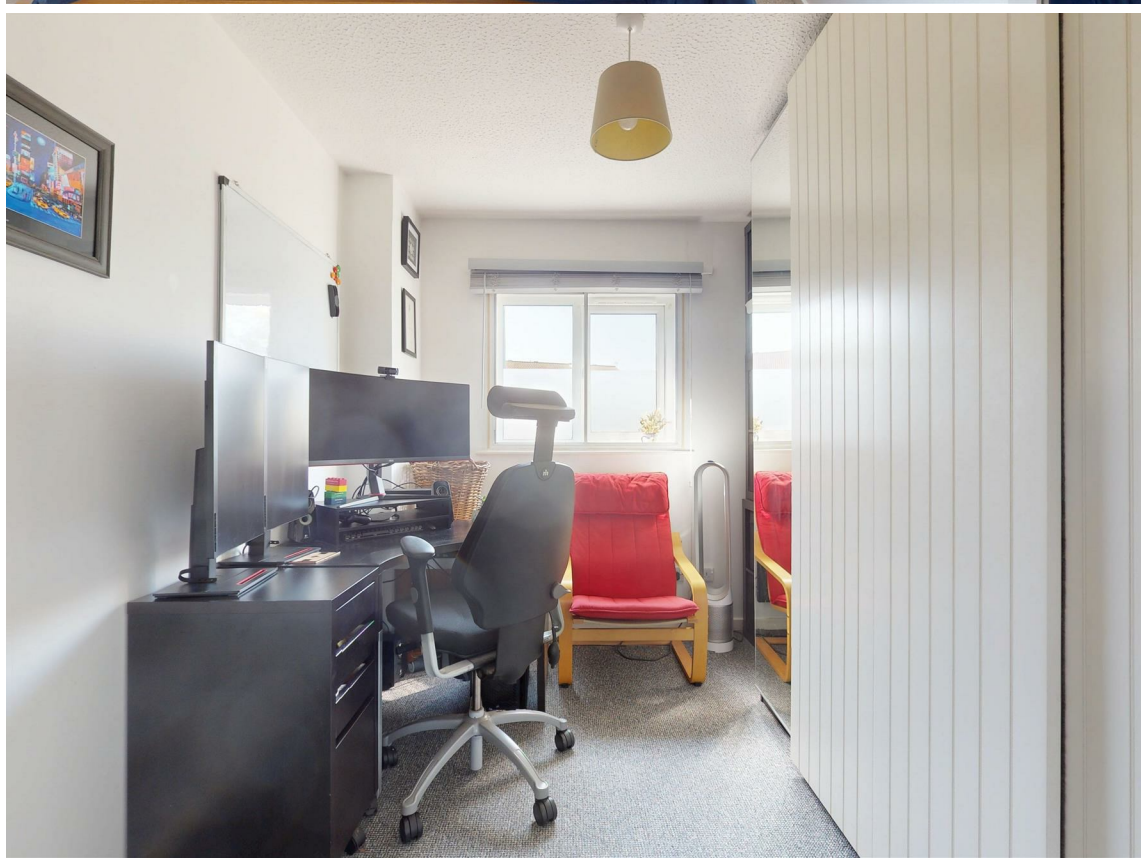
Lease Term Remaining 93 years

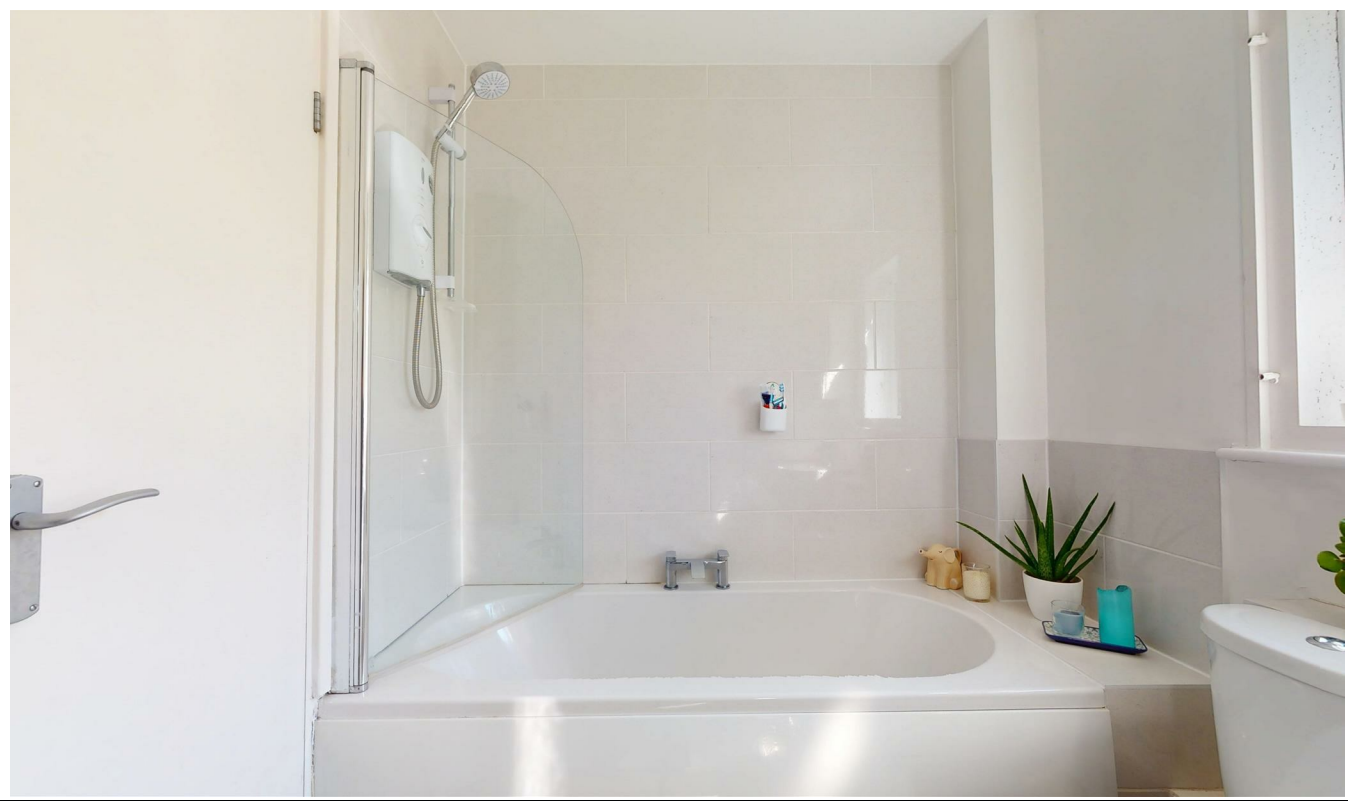
Council Tax Band - B





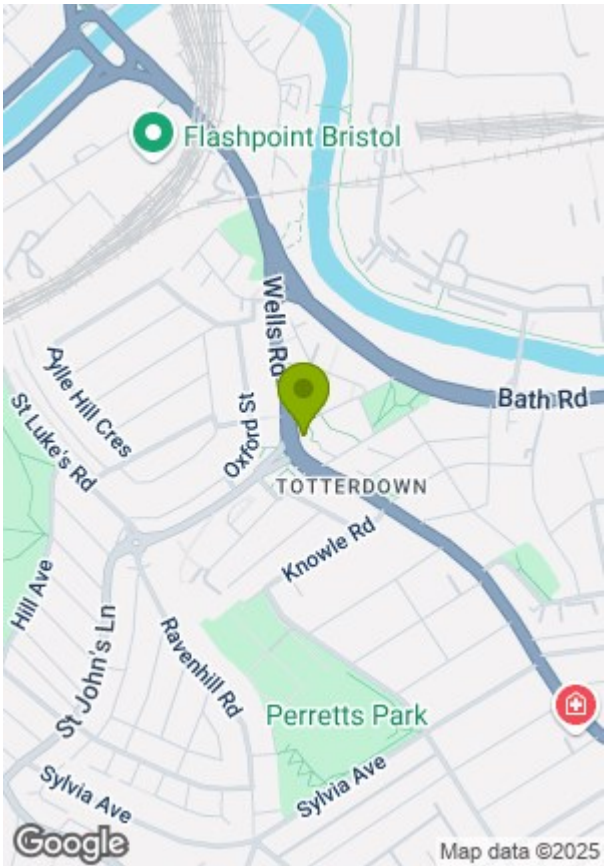








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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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