

# HUNTERS®

HERE TO GET *you* THERE



## New Walls

Totterdown, Bristol, BS4 3TA

£180,000

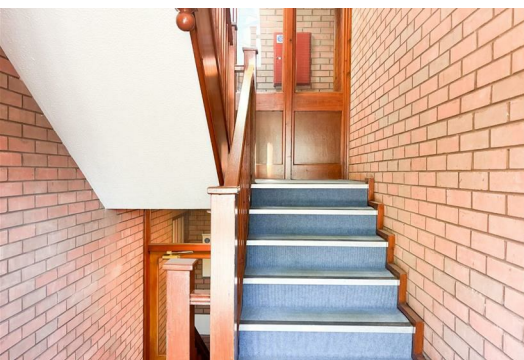


**\*\*80% Shared Ownership\*\*** Option to staircase up to 100% or purchase a smaller share- please ask for details

Hunters BS4 are delighted to offer to the open market this well positioned, light and airy, 1st floor purpose built, two bedroomed, flat on the ever popular New walls estate. Conveniently located close to temple meads train station with good transport links to the city centre and close to local shops and amenities this property is ideal for first time buyers and investors alike.

The property itself comprises of an entrance hall, lounge, two bedrooms, kitchen and bathroom. Further benefits include double and triple glazing, bike storage and allocated parking

The New Walls Estate in Totterdown sits just south of Bristol city centre, within easy reach of Temple Meads Station. It's close to Victoria Park, local schools, and the colourful streets Totterdown is known for. The estate offers modern homes with small green spaces, a playground, and limited but available parking. Shops, cafés, and public transport are all nearby, making it ideal for families and commuters who want a lively but community-focused area.



Communal Entrance  
Intercom system, stairs to flats

Entrance Hall  
Wooden entrance door, storage cupboards, electric heater, carpet, doors to rooms

Living Room  
Triple glazed window to front, electric heater, carpet

Kitchen  
Double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, electric oven and hob, plumbing for washing machine, space for upright fridge freezer, laminate flooring

Bathroom  
Double glazed window to rear, three piece suite, laminate flooring

Bedroom One  
Triple glazed windows to front, electric heater, carpet

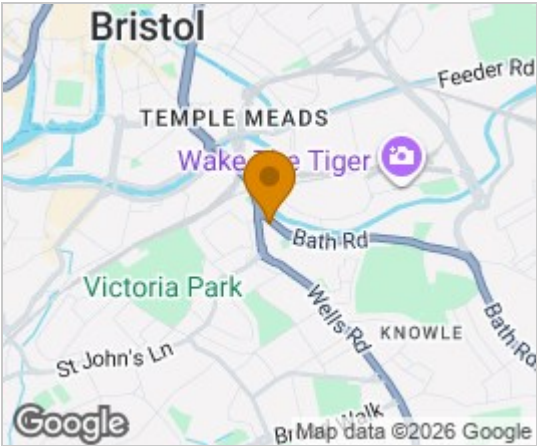
Bedroom Two  
Double glazed windows to rear, carpet

Bin & Bike Store  
Situating to the side of the property

Allocated Parking  
Situating in the communal parking area to the front of building- Visitor parking also available with a permit

Leasehold  
91 years left on the lease  
Approx. £2584.68 per annum service charge as of April 2025 figures given to us by the vendor  
Ground rent currently included in the shared ownership rent and has not been broken down so will need TBC  
At 80% the rent was £2425.56 which is made up of the 20% or £202.13 per month- figures given to us by the vendor

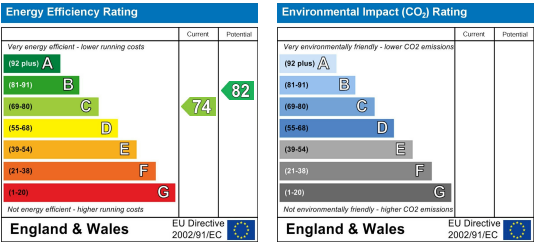
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.