



HUNTERS®
HERE TO GET *you* THERE

32 New Walls, Totterdown, Bristol, BS4 3TA

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£225,000

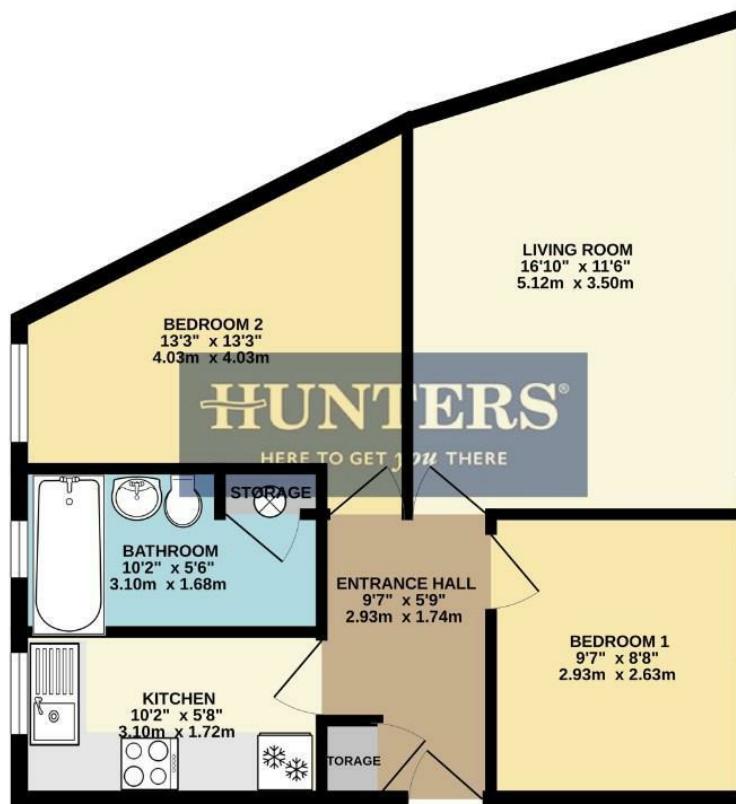
Hunters BS4 are delighted to offer to the open market this well positioned, light and airy, 1st floor purpose built, two bed roomed, flat on the ever popular New walls estate. Conveniently located close to temple meads train station with good transport links to the city centre and close to local shops 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.

**Shared Ownership option available at 80% or above- ask for details **

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

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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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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

Situated to the side of the property

Allocated Parking

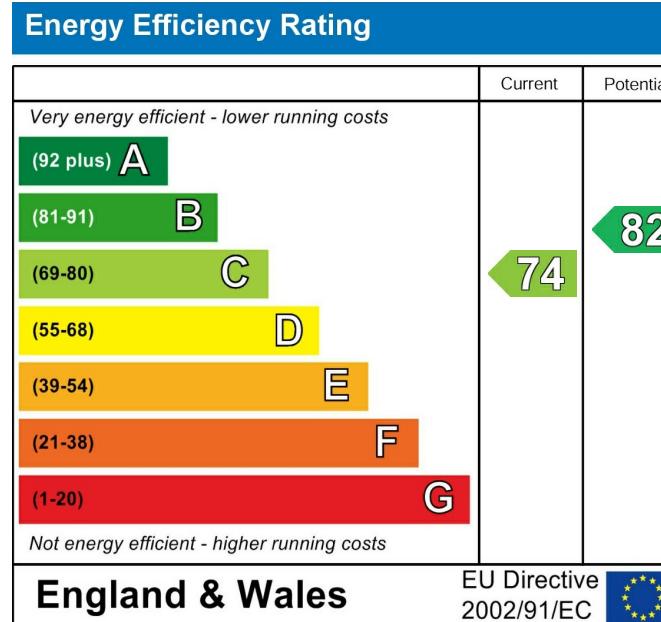
Situated in the communal parking area to the front of building- Visitor parking also available with a permit

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 by the management company - We will update as soon as we have the info from places for people



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. 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.

