



Small Street, BS1 1DZ

City Centre





Great investment opportunity with a gross yield of 5.1%

This property is ideally situated on the 3rd floor of this impressive building superbly located in the heart of the city centre. There is a range of amenities on the door step ranging from cafés, shops and eateries to theatre and music venues such as the well known Hippodrome and newly named Bristol Beacon.

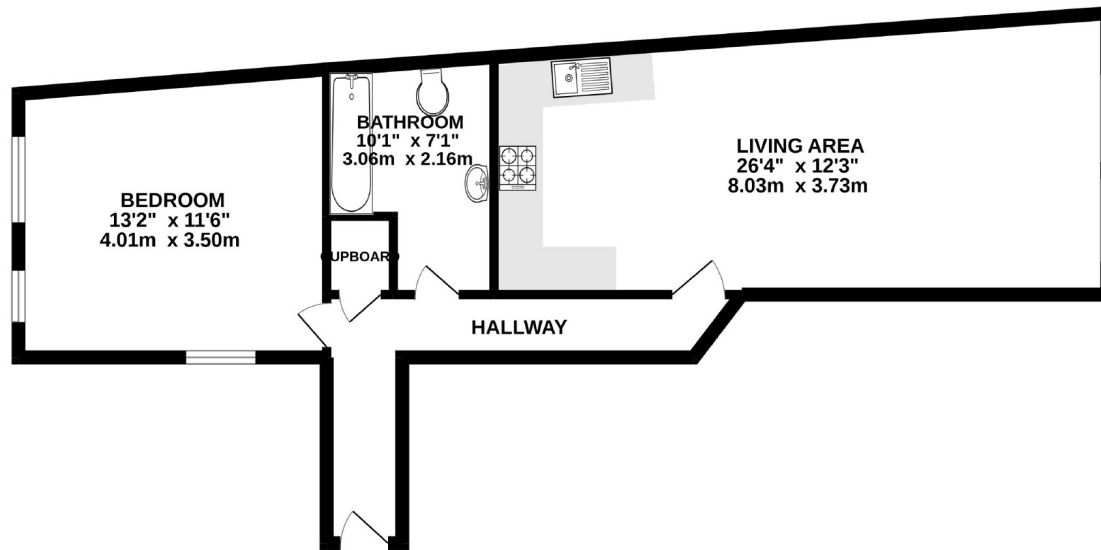
The property is surprisingly spacious and comprises a large living space with an open plan kitchen providing ample storage space in a number of cupboards, electric hob, oven and extractor.

The space on offer in the flat would make a perfect first time purchase or investment purchase.

- Large One Bed Flat
- City Centre Location
- Lift Access
- Ideal First Time Purchase or Investment
- Within Walking Distance to Temple Meads train station
- Close to Harbourside
- No Chain
- Energy rating - TBC
- Circa 635 sqft



## THIRD FLOOR



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 operability or efficiency can be given.  
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## City Centre - Guide price £220,000

### 1 Bed Flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



#### Clifton Branch

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