



An ideal first home or investment in Bristol's most vibrant and up and coming neighbourhood

West Street, St. Philips, Bristol, BS2

£180,000 Leasehold (982 years remaining)

savills

Modern kitchen • Living/dining room • Bedroom • Shower room • Offered with no onward chain • All electric

About this property

Located in one of Bristol's most vibrant and up and coming areas, Flat 3, 39-41 West Street offers an ideal first home or buy-to-let investment of 5%+ gross yield.

The apartment is located on the first floor and is accessed via a well maintained staircase, landing and hall. The entrance to the flat is carpeted and offers a good amount of space for coats and boots on the right hand side, a large wardrobe with mirror as well as an intercom system. A large storage cupboard is immediately on the left.

The modern kitchen is opposite the front door and benefits from wood effect flooring, spot lighting, solid worktops, sink, oven/grill, four ring ceramic hob, fridge/freezer and washing machine.

The living room is off the hall to the left and is carpeted with double-glazed sash windows and curtains. The room is of a comfortable size and provides an ideal space for relaxing and dining. The bedroom is of a good size with double glazed

sash window and curtains as well as space for a desk.

The shower room, at the end of the hall, is modern with walk-in shower, spot lighting, WC, sink, wall mirror, shelf and floor and wall tiling.

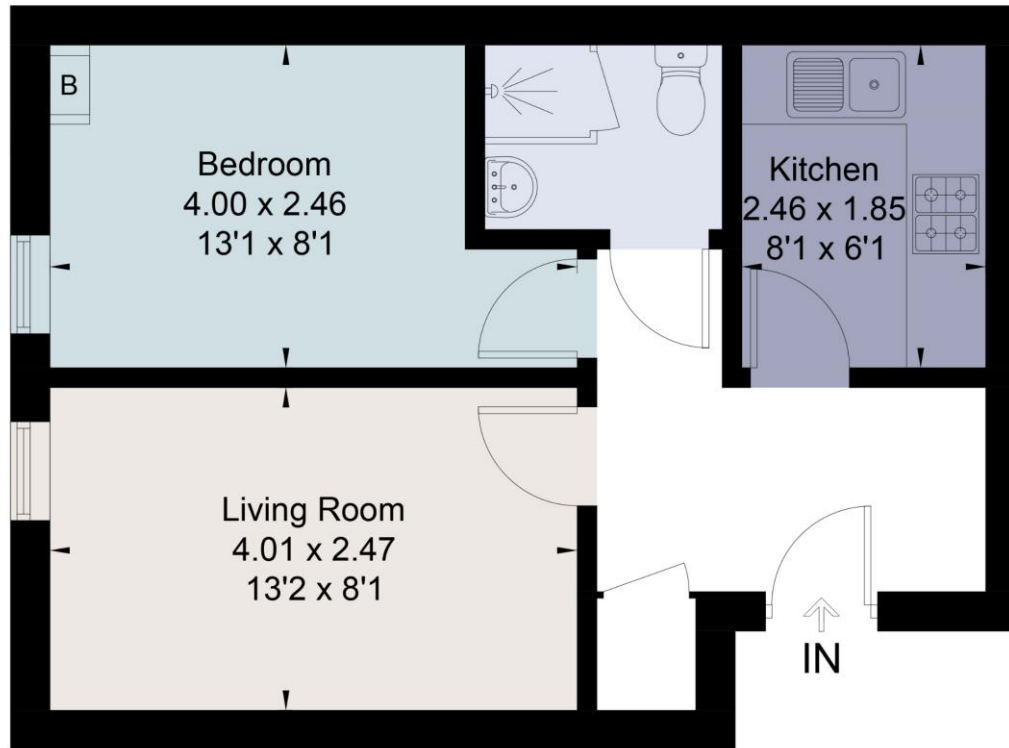
The property provides an ideal opportunity to get on the property ladder or generate a good return on an asset located in of Bristol's most exciting neighbourhoods.

Local Information

Bristol is regularly voted as one of the best places to live in The Times polls and it is easy to see why. An energetic city with culture and heritage in abundance, 39-41 West Street sits at the heart of vibrant Old Market, one of the city's most exciting, up and coming areas with an abundance of cafes, bars and shops on the doorstep and within easy reach of Temple Meads, The Harbourside and central Bristol's dining and shopping quarters. The location is also very close to the M32 linking to the M4 and M5 for both business and more rural pursuits.



Approximate Area = 34.3 sq m / 369 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Tenure
Leasehold(982 years remaining)

Local Authority
Bristol City Council, Bristol

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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