



richard
james

2 Leonard Lane, Bristol, BS1 1EA

Offers Over £235,000



IN A NUTSHELL

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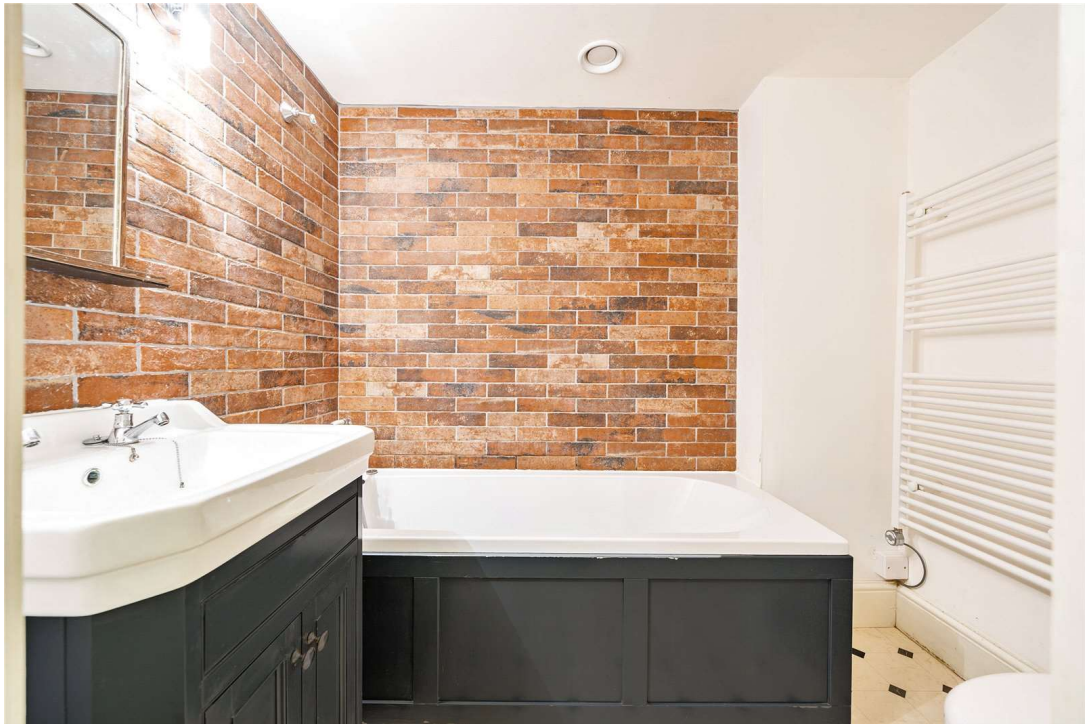
A unique four storey one bedroom town-house located in the heart of Bristol City Centre. This property is presented in good condition throughout and caters perfectly for the lucrative Air BnB rental market.

This property is tucked away on a cobbled lane and the house is just minutes away from St Nicholas Market, a wide range of bars and restaurants, shops, art galleries and Bristol's harbourside.

The property consists of a kitchen/dining room, living room, games room plus a bedroom and bathroom.

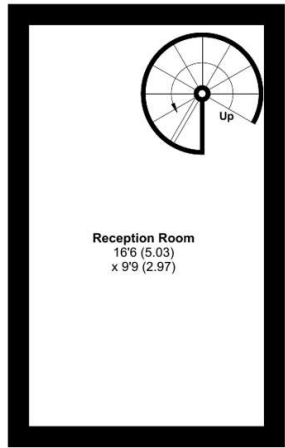
To arrange your appointment contact Richard James Swindon.

EPC

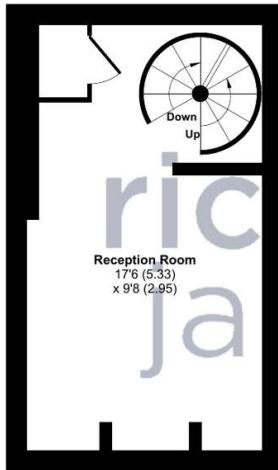




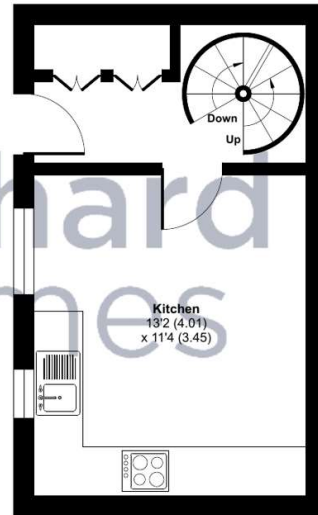
Approximate Area = 761 sq ft / 70.6 sq m
For identification only - Not to scale



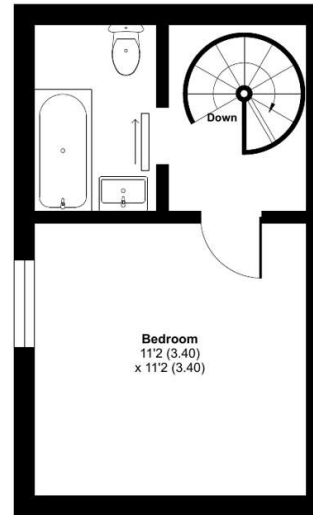
LOWER GROUND FLOOR 2



LOWER GROUND FLOOR 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3che.com 2024. Produced for Richard James. REF: 1116888

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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