

Flat 3 Capricorn Place, Lime Kiln Road, Bristol, BS8 4UA

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## Flat 3 Capricorn Place, Lime Kiln Road, Bristol, BS8 4UA

A magnificent and spectacular two-bedroom apartment enjoying stunning views over Bristol's attractive floating harbour and situated directly opposite Isambard Kingdom Brunel's steamship Great Britain. This spacious, light and airy apartment is conveniently situated on the ground floor of this modern and contemporary building constructed in 2003 to a high standard of specification. The generously proportioned accommodation (approx. 1,146 sq ft), further benefits from a private South facing balcony and a secure under cover parking space. A passenger lift provides direct access from the car park.



2



1

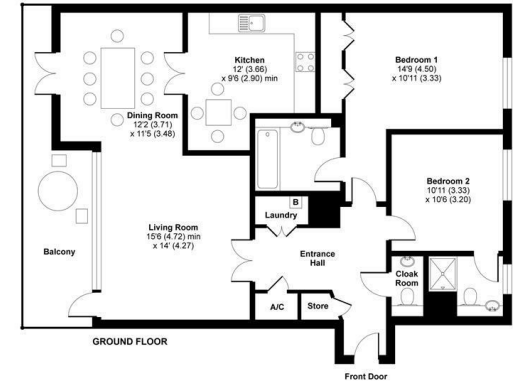


2

Capricorn Place, Hotwell Road, Bristol, BS8

Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



 Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Hydes of Bristol. REF: 758812





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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**OTHER INFORMATION**



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