

13 Dowry Square, Bristol, BS8 4SL

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Formerly the Clifton Dispensary and built in 1824, this magnificent fine grade II listed building was cleverly re-developed in 2000 to create six apartments over three floors. Flat 2 offers generously proportioned accommodation (circa 1061 Sq Ft), part of which includes a 24x14 ft light and airy living room overlooking the communal gardens of Dowry Square, which are exclusive to the residents of the Square.



2



1

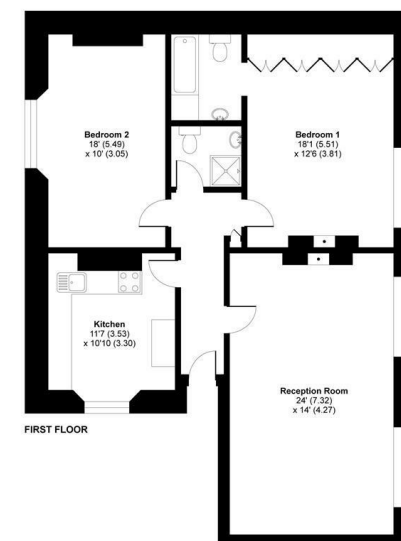


2

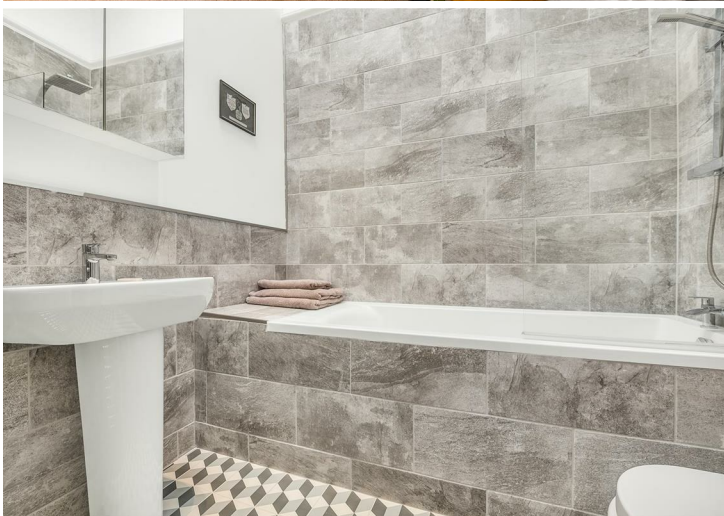
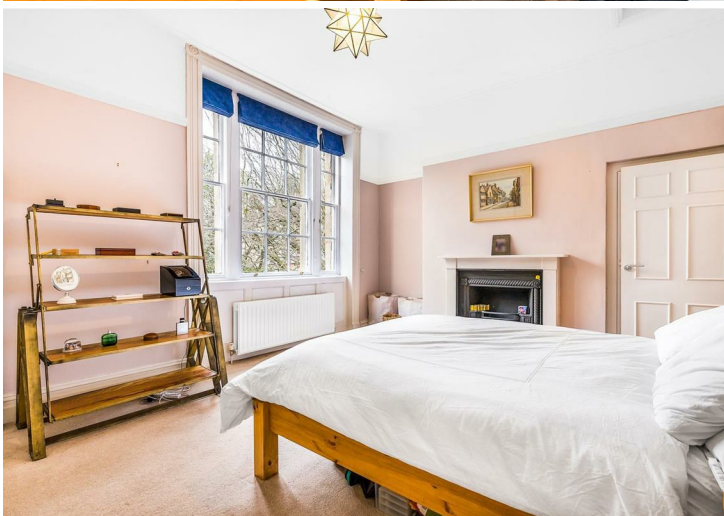
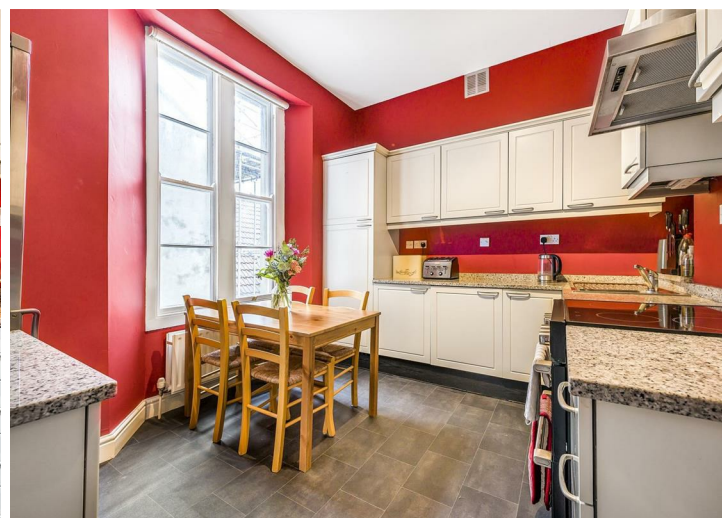
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Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



 **Detailed Property Measurement**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics.com 2021
Produced for Hydes of Bristol REF: 691950





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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