



Oakleigh Bridge Road, Bristol, BS8 3PB

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GUIDE PRICE RANGE - £395,000 - £425,00 - A delightfully presented two bedroom apartment forming part of an impressive Victorian building fronting Bridge Road. Situated on the first floor to the rear of the building, the apartment offers total privacy and seclusion and benefits from a private balcony and off street parking. The apartment is conveniently situated on the Leigh Woods side of the Clifton Suspension Bridge, and yet within easy walking distance of Clifton Village high street shops, boutiques and restaurants



2



1



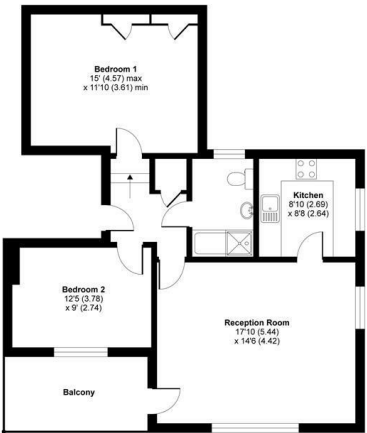
1



Bridge Road, Leigh Woods, Bristol, BS8

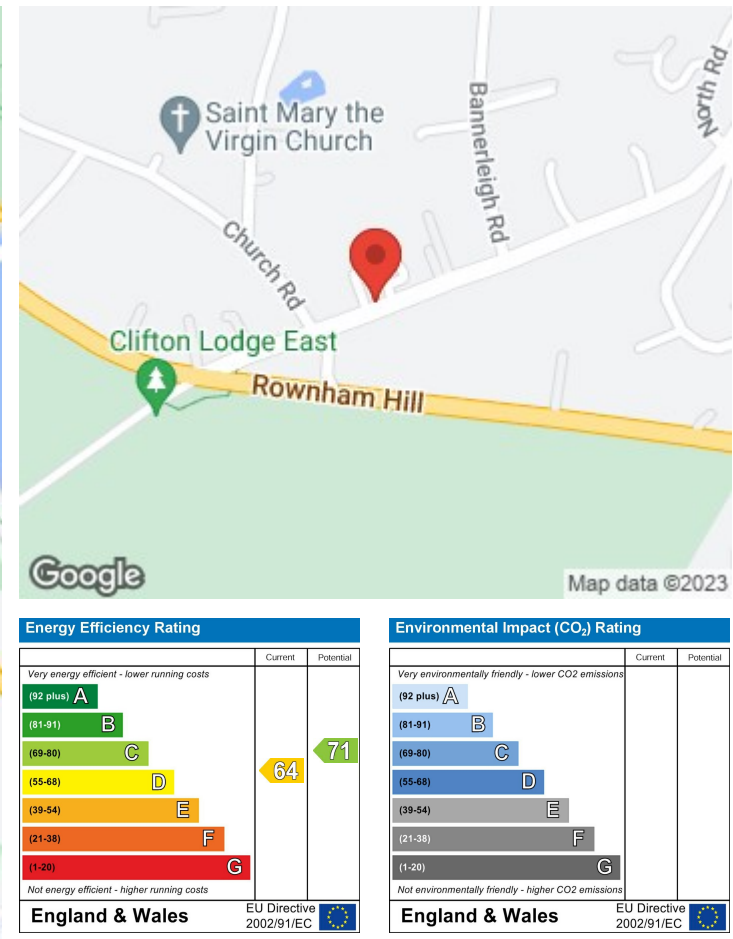
Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Hydes of Bristol. REF: 737905



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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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