



Oakleigh Bridge Road, Bristol, BS8 3PB

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GUIDE PRICE RANGE - £395,000 - £425,000 - 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



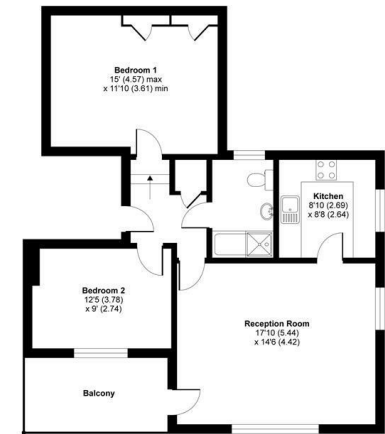
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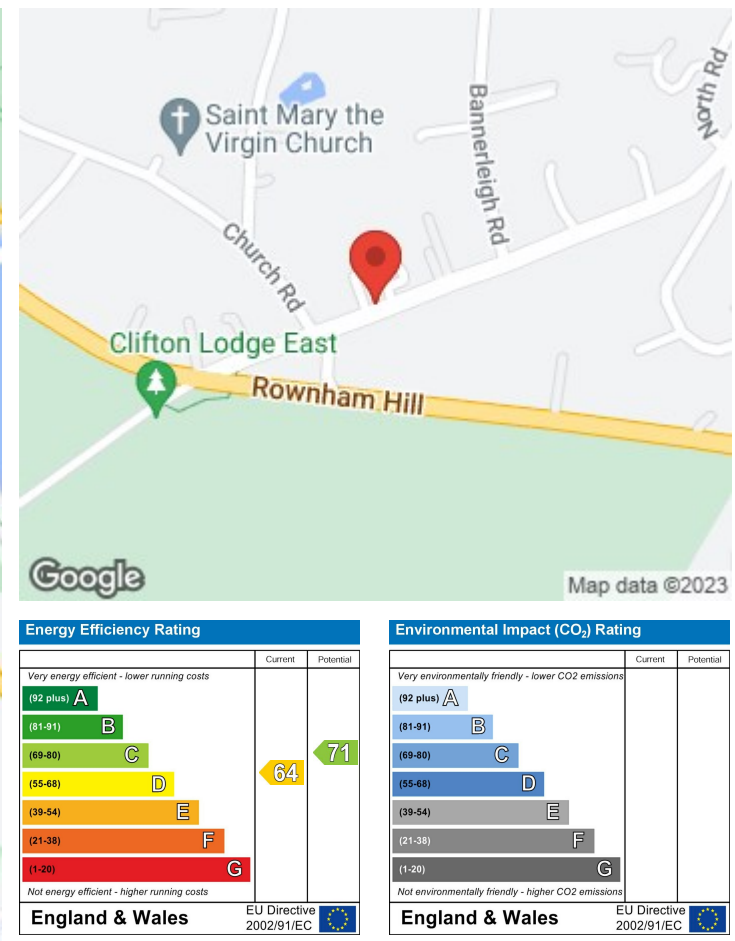
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FIRST FLOOR

 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: 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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