



Cedar Court Glenavon Park, Bristol, BS9 1RL

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## Cedar Court Glenavon Park, Bristol, BS9 1RL

OFFERS INVITED BETWEEN £350,000 AND £365,000 - A well proportioned and particularly light apartment, offering three double bedrooms, set in a quiet and convenient location with some attractive views over the neighbouring Sneyd Park nature reserve.

Other benefits include lift access to all floors, a well proportioned balcony with a sunny westerly aspect (offering the aforementioned views), a single garage and off street parking and the use of some well maintained communal gardens.



3



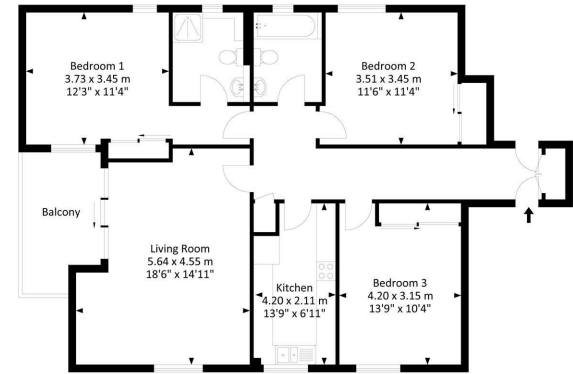
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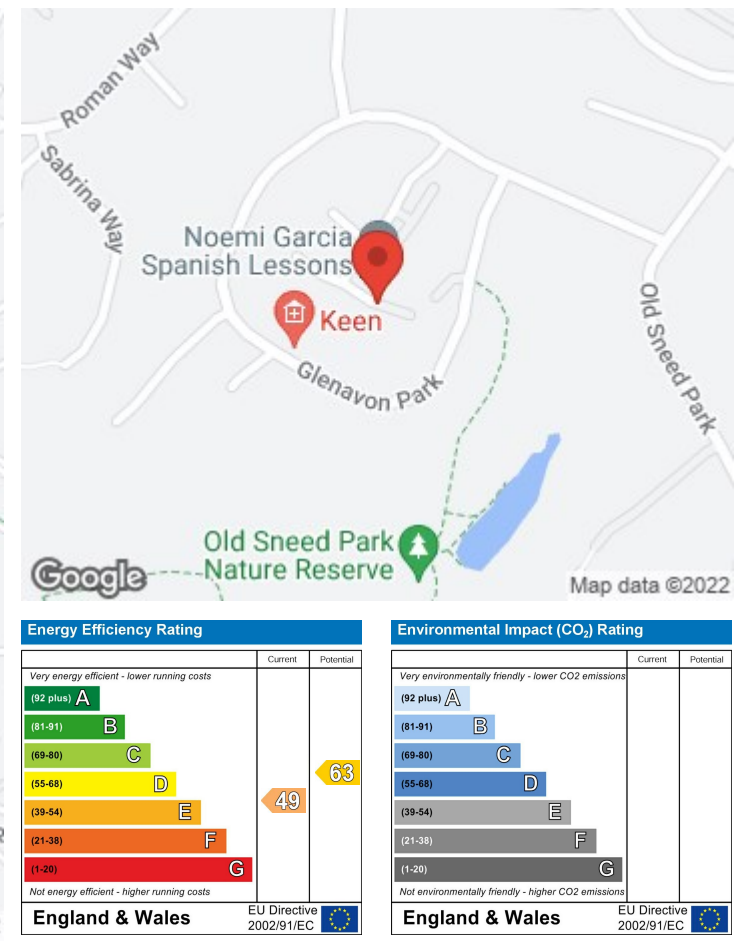
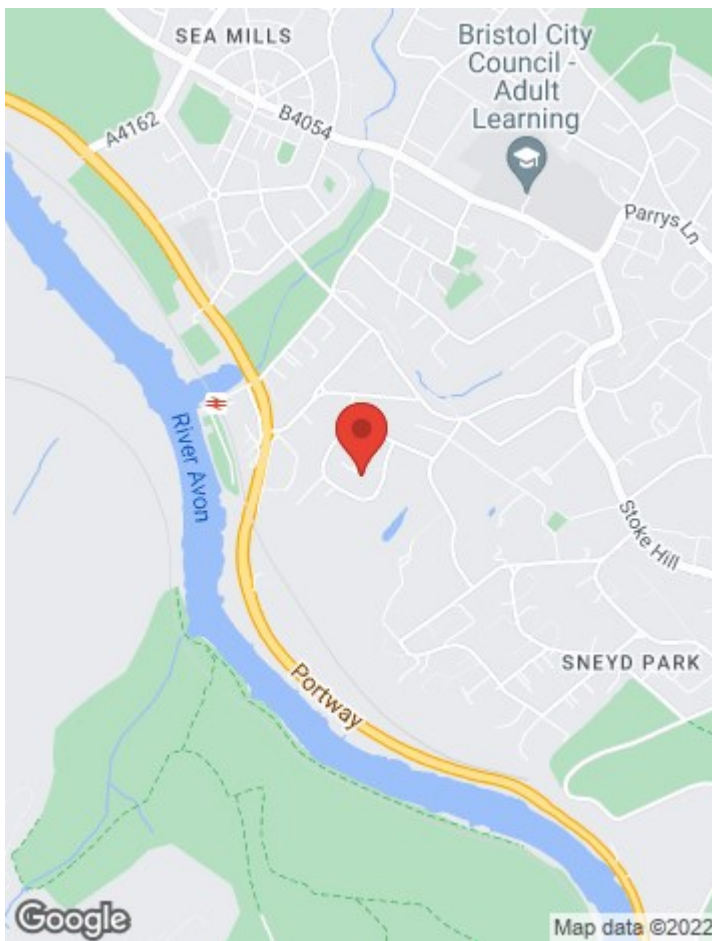


Approx. Gross Internal Area  
1061.40 Sq.Ft - 98.60 Sq.M



For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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