



FFF, 27 Canynge Square, Bristol, BS8 3LB

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## FFF, 27 Canynge Square, Bristol, BS8 3LB

A stunning, spacious and particularly light first floor flat offering two generous double bedrooms, set within an attractive and well maintained grade II listed townhouse, in the sought after Canynge Square, a quiet and convenient location within a few minutes walk of Clifton Village and The Downs. Other benefits include allocated off street parking for one car, some lovely room proportions, pleasant outlooks, use of the stunning communal gardens in Canynge Square, a spacious living room and a beautifully appointed kitchen and bath/shower room. It should also be noted this property is being sold with no onward chain.



2



1

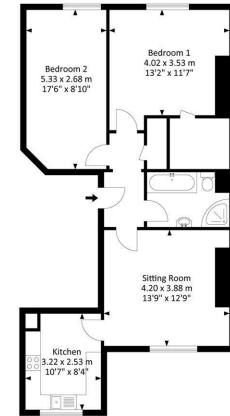


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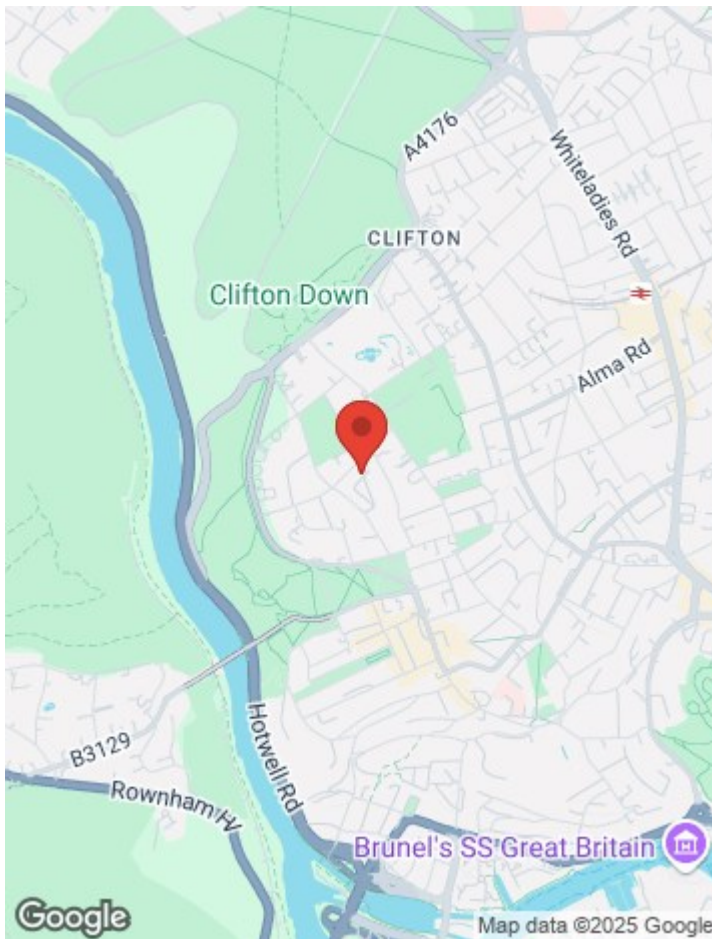
**Canyge Square, Clifton,  
Bristol BS8 3LB**

Approx. Gross Internal Area  
743.3 Sq.Ft - 69.1 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
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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## IMPORTANT NOTE

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