

7A Rockleaze, Bristol, BS9 1NE

www.hydes.co.uk



7A Rockleaze, Bristol, BS9 1NE

An attractive and well presented two bedroom apartment forming the entire ground floor of this impressive period property fronting the famous Clifton Downs. The generously proportioned accommodation (1,654 sq ft) enjoys its own private entrance to the rear of the property and is cleverly arranged off a welcoming entrance hall. The apartment further benefits from its own garaging and off-street parking to the rear accessed off neighbouring Rockleaze Road. Additional off-street parking is available to the front of the property and accessed off Rockleaze.



2



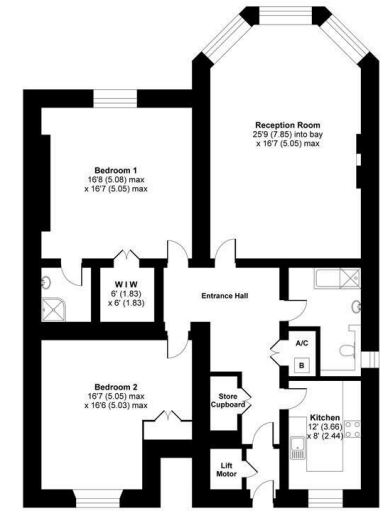
1



2

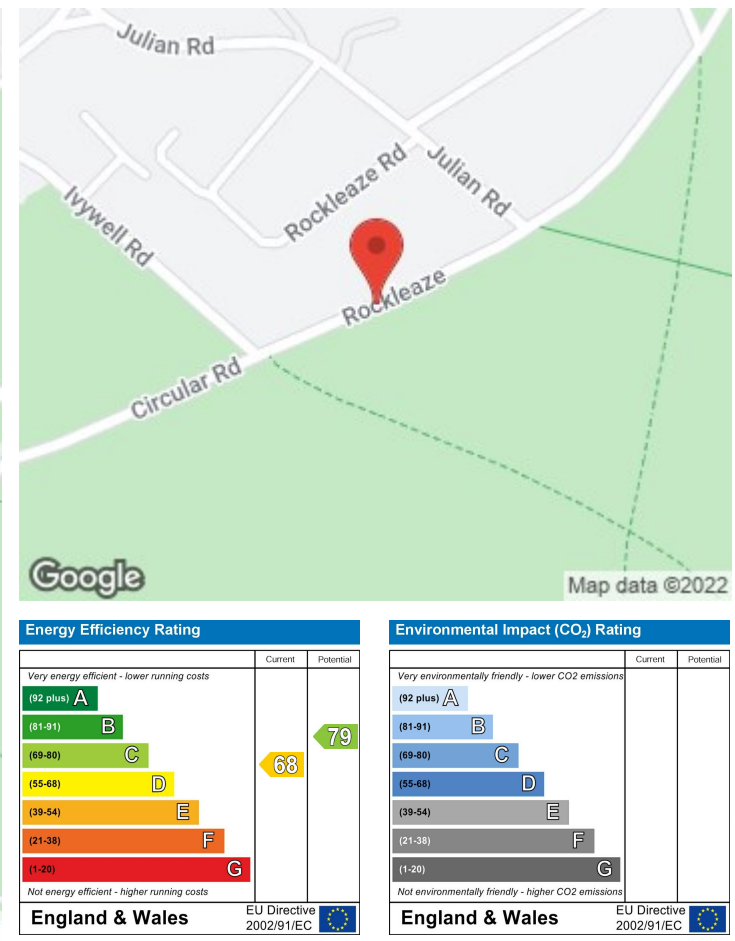


Rockleaze, Bristol, BS9
Approximate Area = 1578 sq ft / 146.5 sq m
For identification only - Not to scale



 Certified Property Measurer | Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 2nd Edition 2021. Produced for Hydrex of Bristol. REF: 783486





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			
		68	79
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



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.