



1 Vicarage Road, Bristol, Somerset BS8 3PH

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A beautifully presented light and airy two bedroom, two bathroom ground floor apartment, situated in an exclusive setting within the desirable leafy suburb of Leigh Woods. The apartment has been comprehensively modernised throughout with the inclusion of a new kitchen and modern bathrooms. The apartment benefits from level access and has its own private patio area reached off the living room. Furthermore, the flat has use of the attractive and well maintained communal gardens that surround two sides of the property. A car port reached off vicarage road provides for private parking.



2



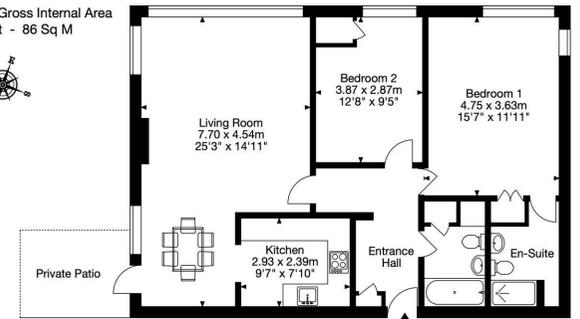
1



2



Approx. Gross Internal Area
931 Sq Ft - 86 Sq M



Ground Floor





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	75
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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