

9 Clifton Park, Bristol, BS8 3BU

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## 9 Clifton Park, Bristol, BS8 3BU

VIEWINGS COMMENCE SATURDAY 10TH OCTOBER - 10AM - 12PM - A stunning and particularly light, two bedroom first floor apartment, set within an attractive grade II listed neo Gothic style townhouse, with a beautiful open outlook over the Vyvyan Terrace gardens and the added benefit of an allocated off street parking space.



2



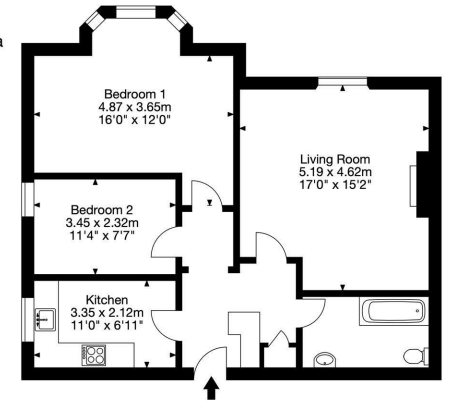
1



1



5, 9 Clifton Park,  
Bristol BS8 3BL  
Approx. Gross Internal Area  
766 Sq Ft - 71 Sq M



First Floor

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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			
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**



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

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