



Oakleigh House Bridge Road, Bristol, Somerset BS8 3PB

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## Oakleigh House Bridge Road, Bristol, Somerset BS8 3PB

Situated on the first floor of this impressive Victorian building with breath-taking views over the city of Bristol to the Dundry Hills and beyond. This well proportioned 2 bedroom apartment is conveniently situated on the Leigh Woods site of the Clifton Suspension Bridge, and yet within easy walking distance of Clifton Villages high street shops, boutiques and restaurants. The apartment further benefits from a secure off street parking space and a useable south facing balcony reached off the reception room.



2



1

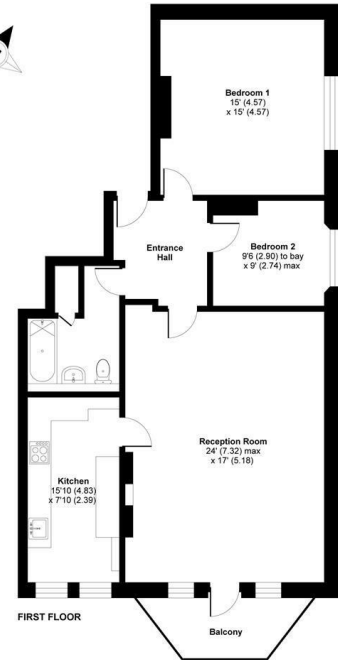


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Bridge Road, Leigh Woods, Bristol, BS8

Approximate Area = 996 sq ft / 93 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © inchoom 2021. Produced for Hayes of Bristol. REF: 710245





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**



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