

York House Clifton Road, Bristol, BS8 1AE

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## York House Clifton Road, Bristol, BS8 1AE

BEST AND FINAL OFFERS ARE INVITED BY MIDDAY TUESDAY 25TH JANUARY - PLEASE CALL THE OFFICE SHOULD YOU REQUIRE MORE INFORMATION REGARDING THE PROCESS.

A beautifully presented two double bedroom apartment situated on the first floor of this stunning grade II listed Georgian property, conveniently located in a quiet location close to the many amenities of Clifton Village and the Clifton Triangle, with the added benefits of allocated off street parking for one car and no onward chain.



2



1

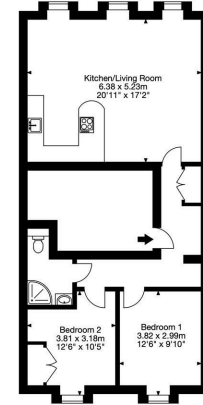


1



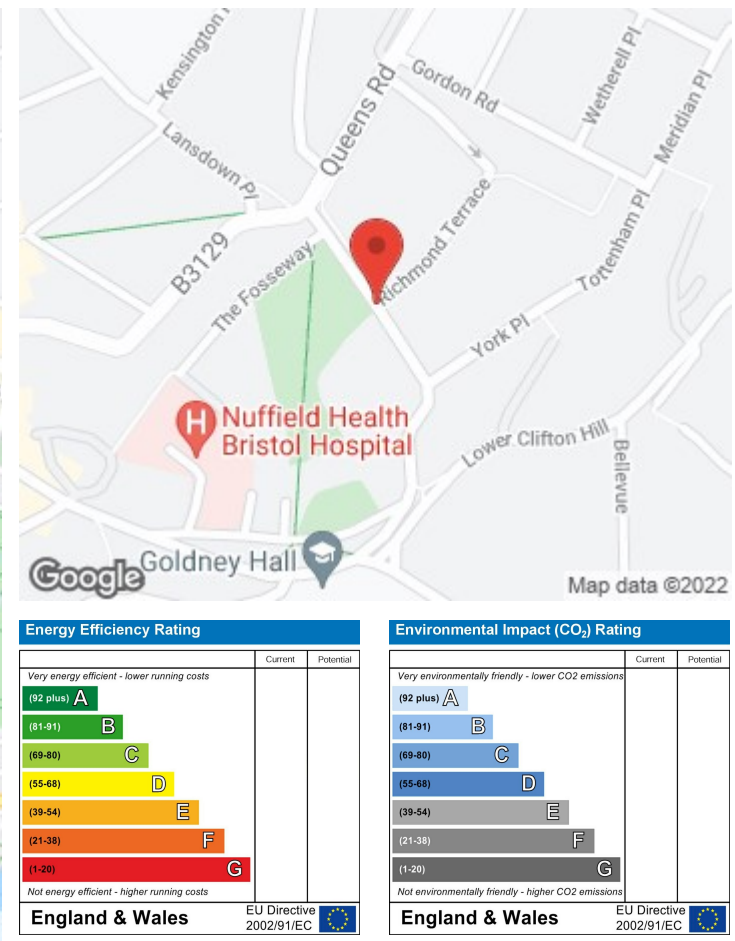
Flat 7, York House, Clifton Road,  
Bristol BS8 1AE

Approx. Gross Internal Area  
938 Sq Ft - 87 Sq M



First 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**OTHER INFORMATION**



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**IMPORTANT NOTE**

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