

13 Dowry Square, Bristol, BS8 4SL

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Formerly the Clifton Dispensary and built in 1824, this magnificent fine grade II listed building was cleverly re-developed in 2000 to create six apartments over three floors. Flat 2 offers generously proportioned accommodation (circa 1061 Sq Ft), part of which includes a 24x14 ft light and airy living room overlooking the communal gardens of Dowry Square, which are exclusive to the residents of the Square.



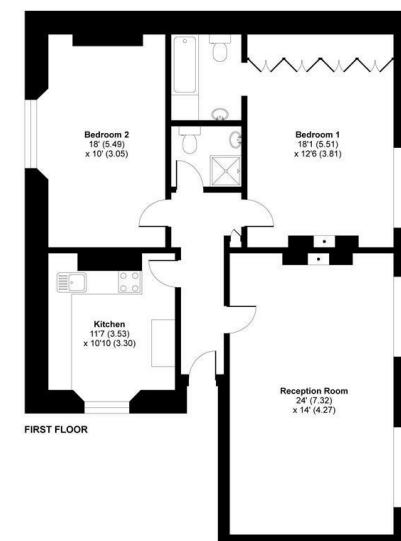
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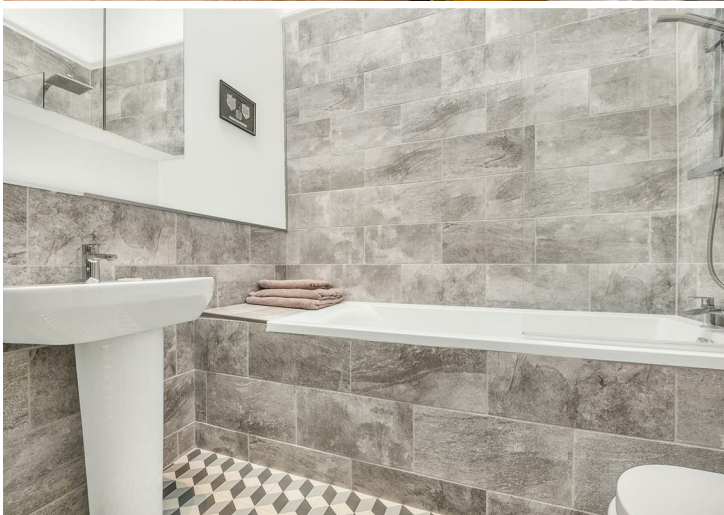
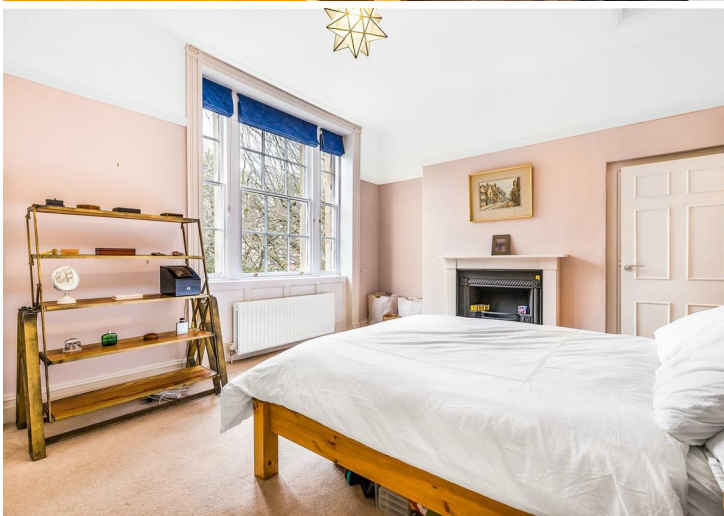
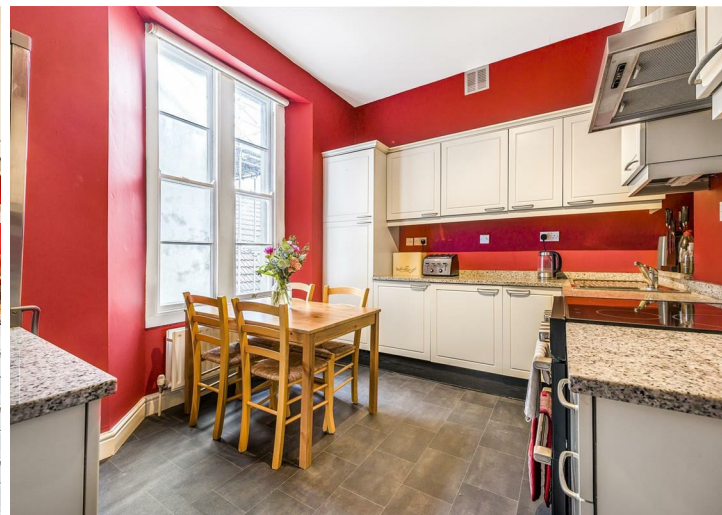
1



2



 **Dedicated Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © incheom 2021. Produced for Hayes of Bristol. REF: 091950





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(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 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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