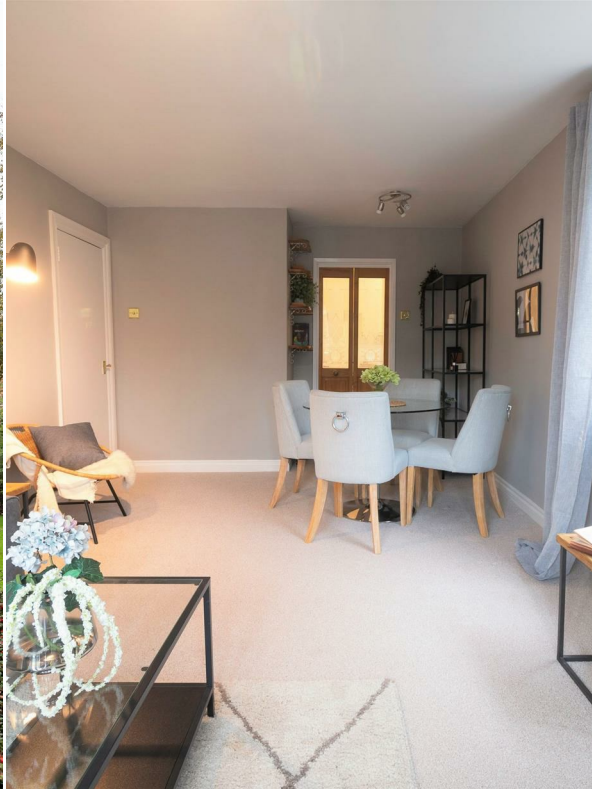


The Cloisters 20-22 College Road, Bristol, BS8 3HZ

[www.hydes.co.uk](http://www.hydes.co.uk)



## The Cloisters 20-22 College Road, Bristol, BS8 3HZ

Offers are invited between £325,000 and £350,000. A delightful and well presented two-bedroom hall floor apartment situated in a sought-after residential road on the outskirts of Clifton village. The apartment benefits from a south westerly facing private balcony as well as off-street parking.



2



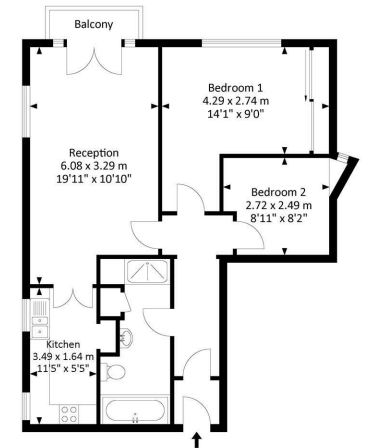
1



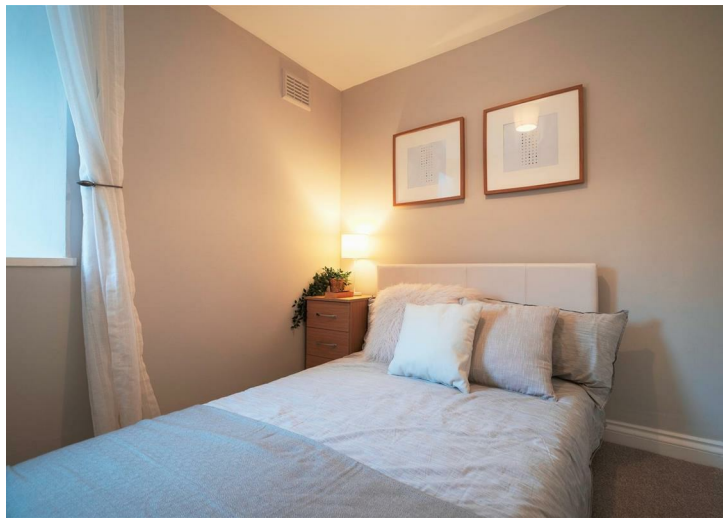
1



Approx. Gross Internal Area  
664.40 Sq.Ft - 61.70 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.  
Floor plan produced by Westcountry EPC.





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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