



26 Canynge Square, Bristol, Gloucestershire BS8 3LB

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## 26 Canynge Square, Bristol, Gloucestershire BS8 3LB

An impressive Hall Floor Apartment set in an attractive Grade II listed townhouse in Clifton's Canynge Square, offering accommodation that reflects the original period room sizes. The property features dual aspect balconies from the principal reception room as well as benefitting from private off street parking and a dedicated private entrance from the parking area at the rear of the property, in addition to level ground floor access via the main entrance on Canynge Square.

This delightful apartment has recently been upgraded by the current owner, and the well-proportioned accommodation benefits from large sash windows, allowing light to cascade into all of the living rooms. The working shutters and high ceilings throughout are complemented by many original features and add to the charm of this unique opportunity. The accommodation briefly comprises of the wonderful living room, separate kitchen, master bedroom, second bedroom and a well appointed stylish shower room.

Outside the property has the additional benefit of off street parking for one car and the aforementioned balconies and private rear entrance. The property also benefits from the use of the central gardens of Canynge Square and enjoys an open outlook to the rear of the property.

It should be noted the property this property is offered for sale with no onward chain.



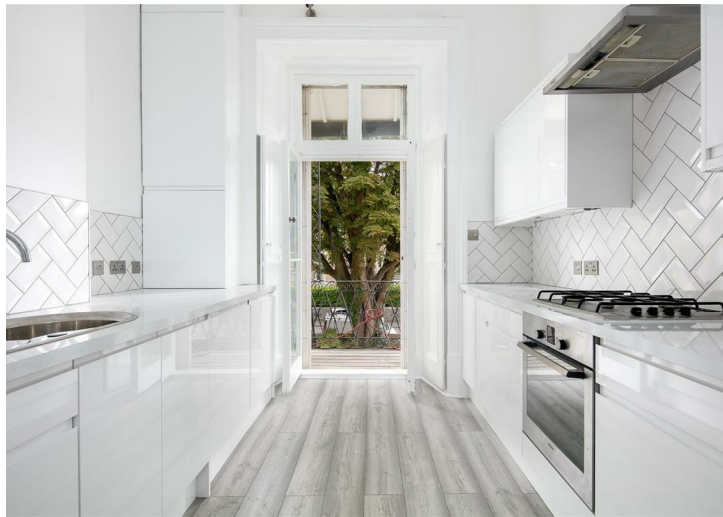
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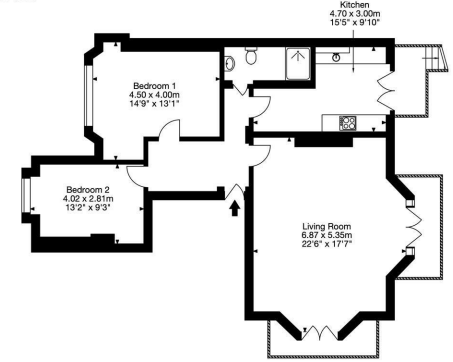
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26 Canynge Square, Clifton,  
Bristol BS8 3LB  
Approx. Gross Internal Area  
904 Sq Ft - 84 Sq M

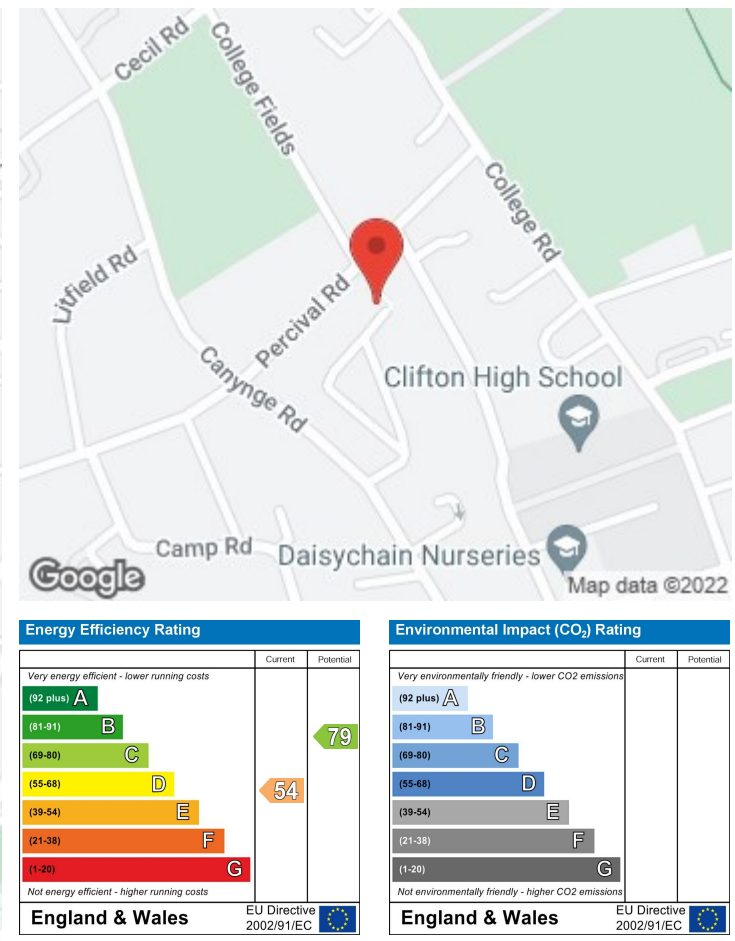


Ground Floor

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Capture.





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			
			79
		54	
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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