

23 Caledonia Place, Bristol, BS8 4DL

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## 23 Caledonia Place, Bristol, BS8 4DL

A well configured and elegant two double bedroom courtyard apartment forming part of this iconic Grade II listed Georgian terrace in the very heart of Clifton Village.



2



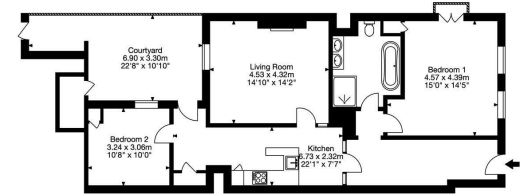
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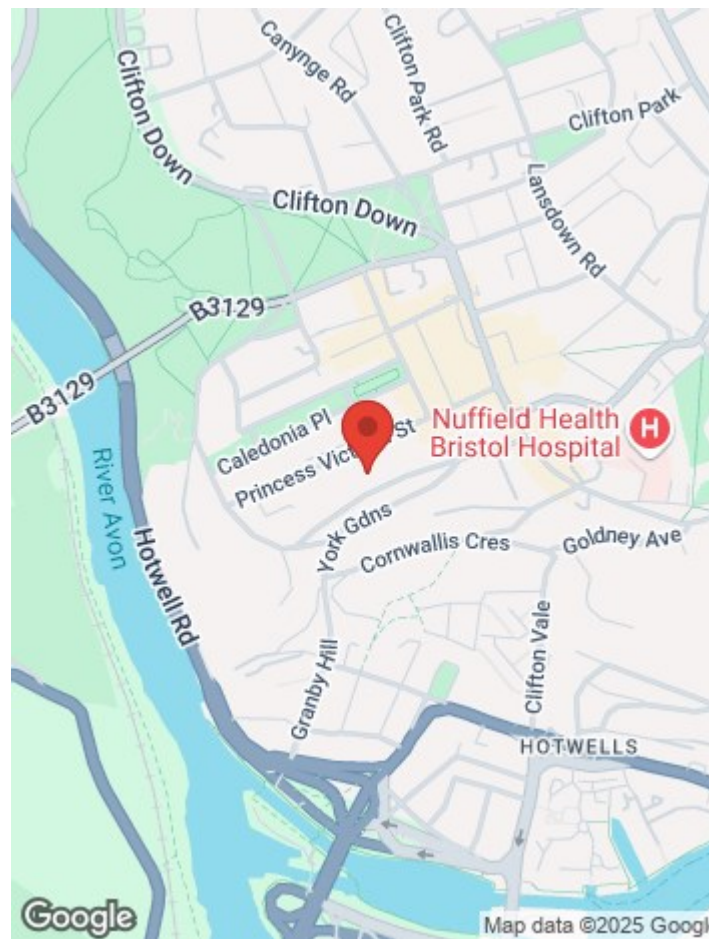
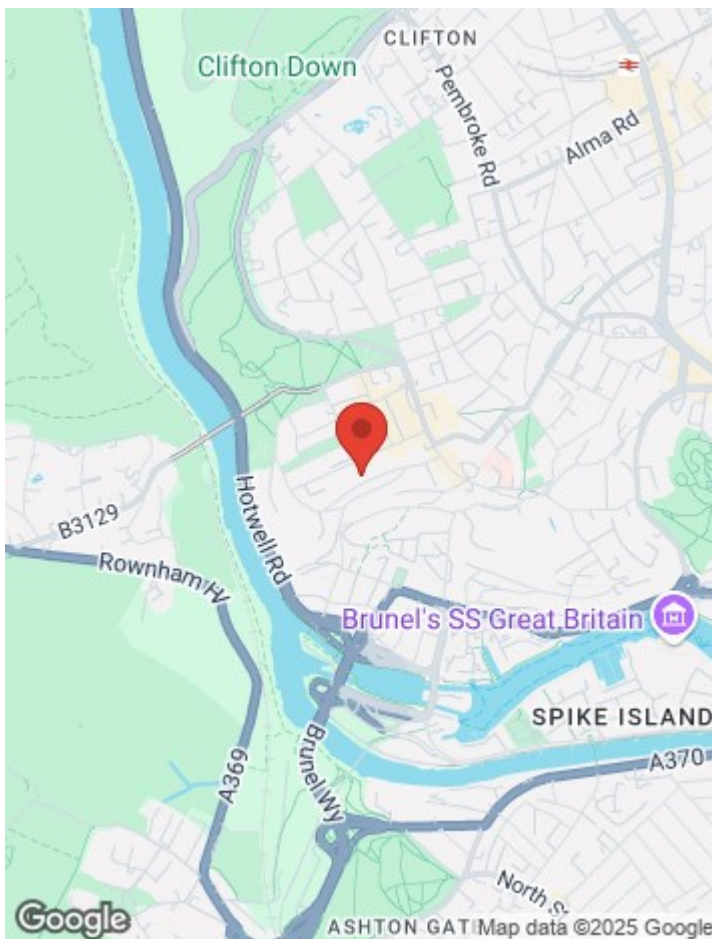


Courtyard Apartment,  
23 Caledonia Place,  
Clifton, Bristol BS8 4DL  
Approx. Gross Internal Area  
968 Sq Ft - 89 Sq M



Lower Ground 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			
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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