



Millar House Merchants Road, Bristol, BS8 4HA

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A refurbished two-bedroom, second floor balcony flat with single garage located in the very heart of Clifton Village. The property has undergone a recent, comprehensive refurbishment to include an open plan living area with attractive fitted kitchen, newly appointed bathroom and renewed heating and wiring. Other attributes include a balcony of the living room attracting the evening sun, passenger lift, use of a communal garden at the front of the building, visitors car parking and the rare commodity of a single garage. Lastly, it should be noted that this property is offered for sale with no onward chain and can therefore be available for immediate occupation.



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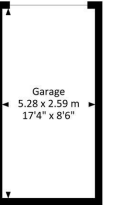
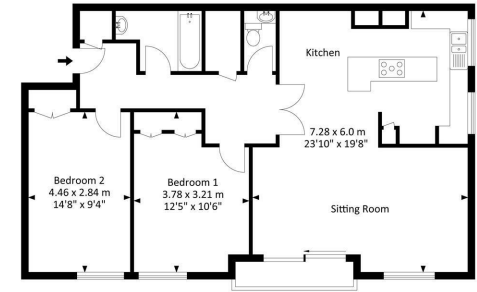
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Approx. Gross Internal Area
907.50 Sq.Ft - 84.30 Sq.M
Garage Area 147.20 Sq.Ft - 13.70 Sq.M
Total Area 1054.70 Sq.Ft - 98.0 Sq.M



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.





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	82
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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IMPORTANT NOTE

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