

12 Gloucester Row, Bristol, BS8 4AW

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## 12 Gloucester Row, Bristol, BS8 4AW

Amongst the very finest of apartments in Clifton. Converted in 2007, this magnificent and well-proportioned Clifton apartment (approx. 1,550 sq ft) forms the entire first floor of a handsome Grade II listed, landmark building and has the advantage of both a passenger lift and secure car parking. The property has stunning open views across Christchurch Green and Sion Hill towards the world-famous Clifton Suspension Bridge and Avon Gorge.



3



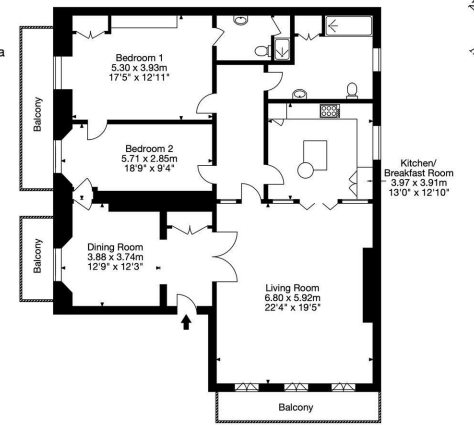
1



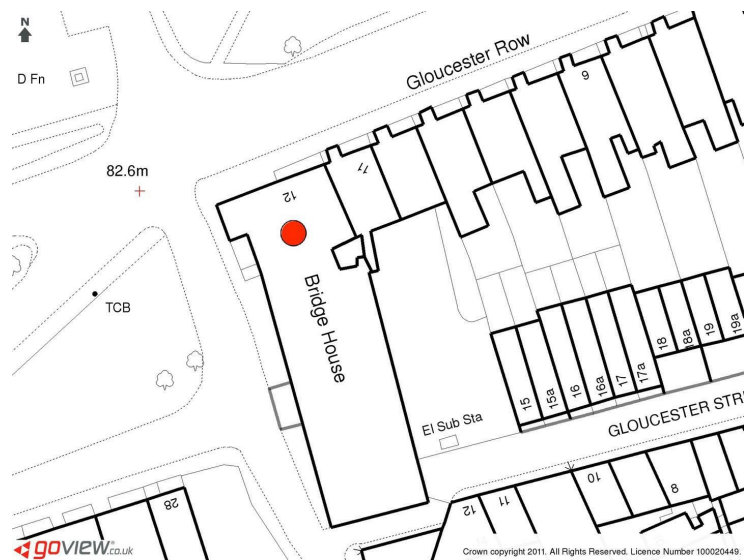
2



2 Bridge Corner,  
Gloucester Row, Clifton,  
Bristol BS8 4AW  
Approx. Gross Internal Area  
1550 Sq Ft - 144 Sq M



**Capture.**



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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			
		76	84
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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## IMPORTANT NOTE

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