

13 Ferncliffe North Road, Bristol, BS8 3NQ

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A beautifully presented two-bedroom, top floor duplex apartment with stunning views over the Avon Gorge to the west and across the city towards Bath on the horizon in the east. The property forms part of a grand Victorian detached house situated in a quiet leafy setting yet is so close to the amenities of fashionable Clifton Village just across the world-famous Clifton Suspension Bridge.



2



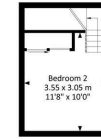
1



2



Approx. Gross Internal Area
993.50 Sq.Ft - 92.30 Sq.M

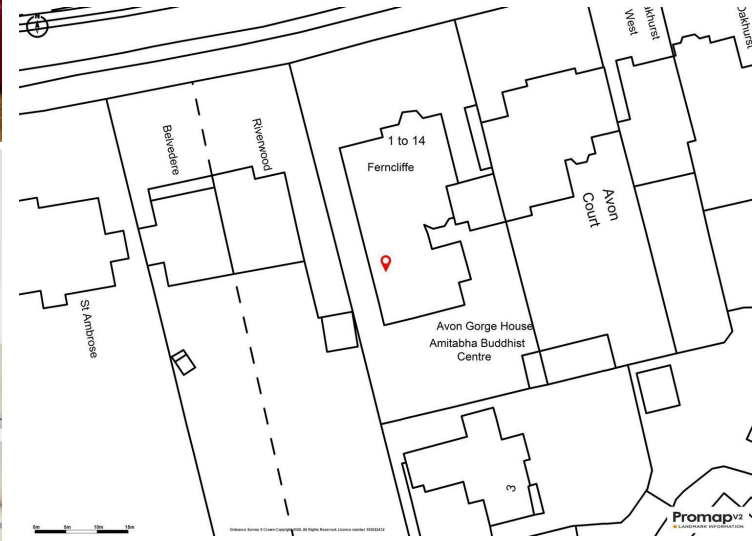


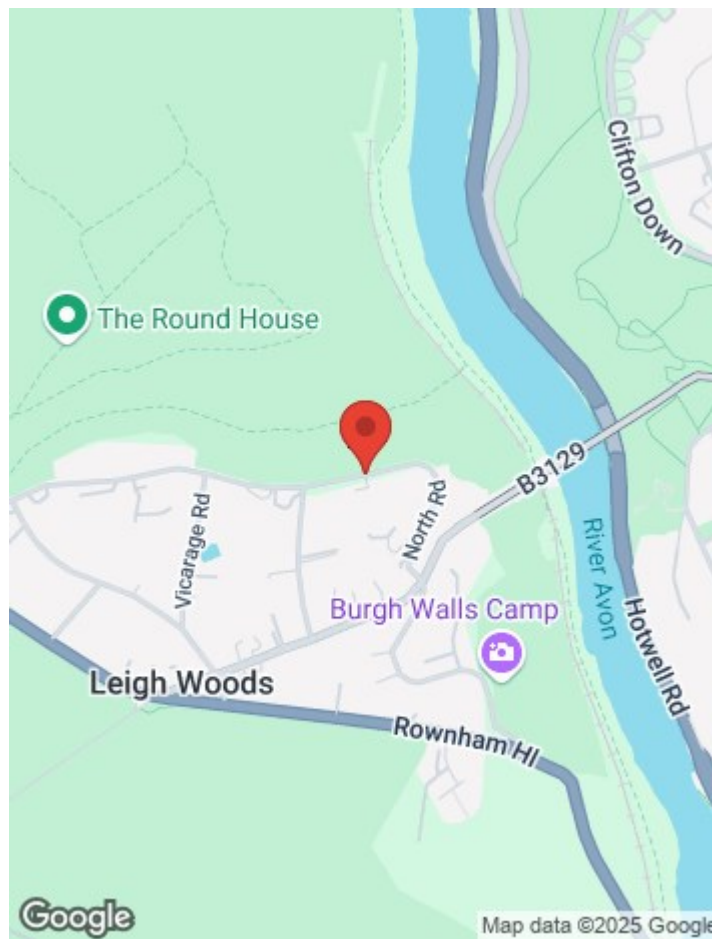
Lower Floor



Top Floor

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			
		65	72
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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