

7A Rockleaze, Bristol, BS9 1NE

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An attractive and well presented two bedroom apartment forming the entire ground floor of this impressive period property fronting the famous Clifton Downs. The generously proportioned accommodation (1,654 sq ft) enjoys its own private entrance to the rear of the property and is cleverly arranged off a welcoming entrance hall. The apartment further benefits from its own garaging and off-street parking to the rear accessed off neighbouring Rockleaze Road. Additional off-street parking is available to the front of the property and accessed off Rockleaze.



2



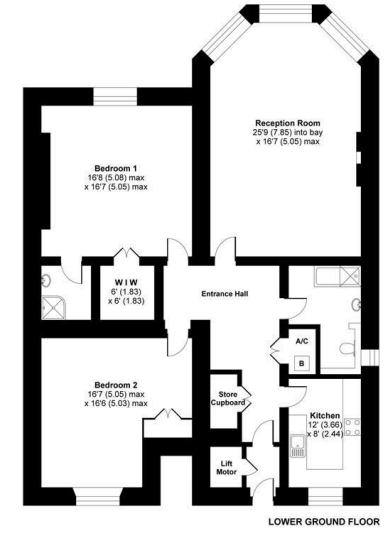
1



2



**Rockleaze, Bristol, BS9**  
Approximate Area = 1578 sq ft / 146.5 sq m  
For identification only - Not to scale



 Certified Property Measurer | Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 2nd Edition 2021. Produced for Hydrex of Bristol. REF: 783486





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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