

25 Meridian Place, Bristol, BS8 1JL

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## 25 Meridian Place, Bristol, BS8 1JL

A charming, light and well presented first floor apartment set within this handsome Georgian townhouse, in a quiet and convenient location close to The Triangle, Clifton Village and Whiteladies Road.

Accommodation includes a spacious entrance hallway, which leads to all of the accommodation in the apartment. To the front of the property is a spacious double bedroom, with a large sash window offering plenty of natural light. There is space either side of the original fireplace for wardrobe storage, as per the photos. Also to the front of the property is a beautifully appointed bathroom, which houses a bath with an overhead shower, a WC and a wash hand basin.

The the rear of the property is a spacious living room extending into a charming bay window. There is plenty of room for some substantial dining and living furniture and some attractive original features including cornice work to the ceiling and a lovely original fireplace. The kitchen sits to the rear of the living room and offers plenty of storage in wall and floor mounted units and room for a washing machine and fridge/freezer.

It should be noted this property is being sold without any onward chain.



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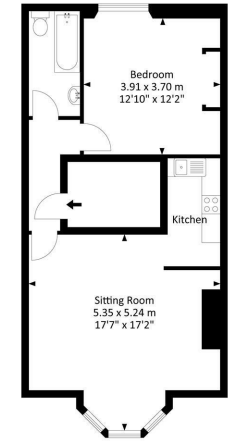


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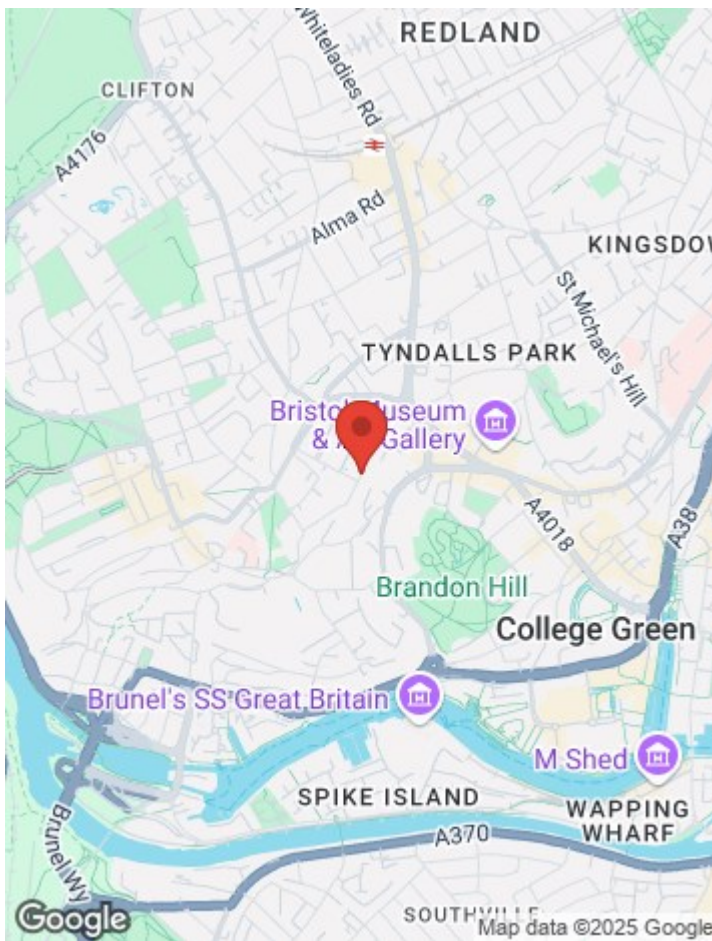


**Meridian Place, Clifton,  
Bristol BS8 1JL**

Approx. Gross Internal Area  
536.80 Sq.Ft - 49.80 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		64	
(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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