

Percival Court 1 Percival Road, Bristol, BS8 3BW

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## Percival Court 1 Percival Road, Bristol, BS8 3BW

A stunning loft style penthouse with a gorgeous outlook over Clifton College's Newfield and beyond, situated in a superb, quiet, popular residential location within a short walk of Clifton Village, with the added benefits of allocated off street parking for one car, lift access to all floors and no onward chain.

Percival Court, was for many years a Jewish boys boarding house at Clifton College, which was converted into a fine flat development in 2007 and consists of 18 apartments which were all fitted to a high specification. Flat 17 offers two well proportioned double bedrooms, a shower ensuite and a further bathroom. In a vast majority of the flat the ceilings have been opened up to the loft to provide a great feeling of space especially in the kitchen/living/dining room which offers plenty of room combined with the aforementioned views.

Externally there is a communal garden to the front of the property and the allocated parking space, which is situated to the rear of the property.



2



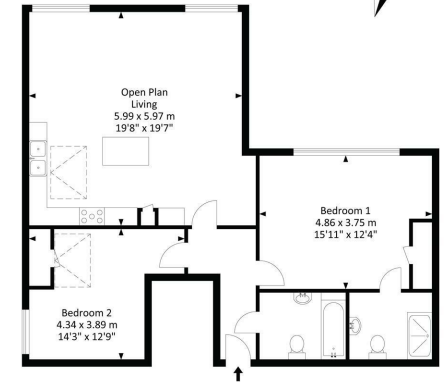
1



2



Approx. Gross Internal Area  
911.90 SqFt - 84.70 SqM



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.  
Floor plan produced by Westcountry EPC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**OTHER INFORMATION**



28 Princess Victoria Street, Bristol, BS8 4BU  
 Tel: 0117 973 1516  
 post@hydes.co.uk | www.hydes.co.uk

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