

12 Worcester Terrace, Bristol, BS8 3JW

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## 12 Worcester Terrace, Bristol, BS8 3JW

An exceptionally attractive and well-presented two bedroom courtyard level apartment, situated in undoubtedly one of Clifton's finest period terraces.

The apartment benefits from two private courtyards offering privacy and seclusion, as well as rear pedestrian access to off street parking arranged on a first come first serve basis. The flat further benefits from use of the attractive and well maintained Worcester Terrace gardens situated opposite the property. The gardens are communal to all those residents living in Worcester Terrace.



2



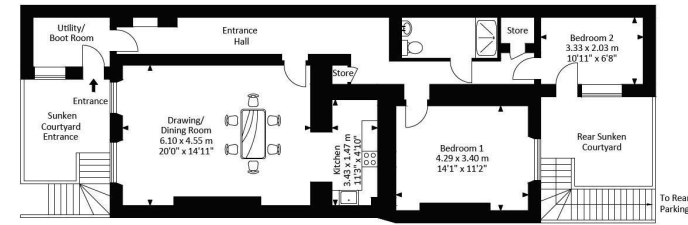
1



1



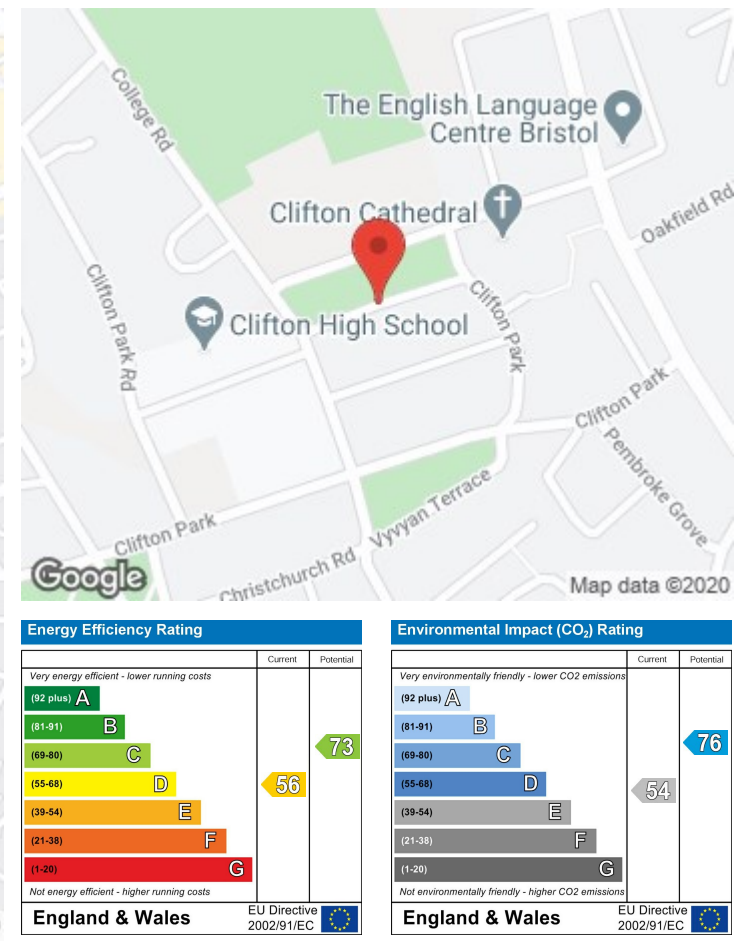
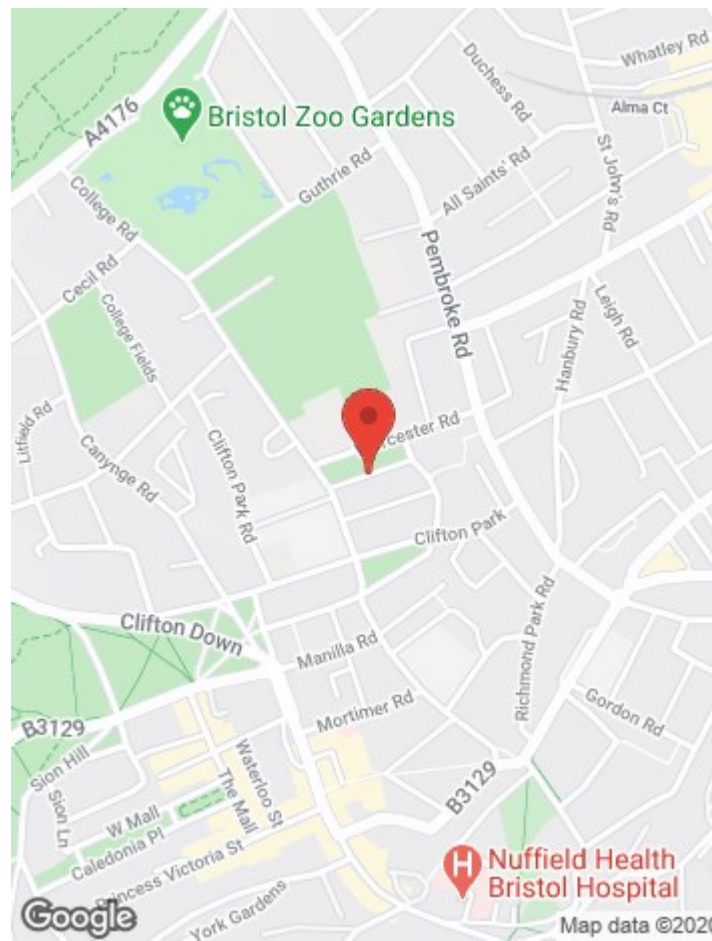
Approx. Gross internal Area  
1009.0 Sq.Ft - 93.74 Sq.M



Lower Ground 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.  
Floor plan produced by Westcountry EPC.





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			
		56	73
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			
		54	76
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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