

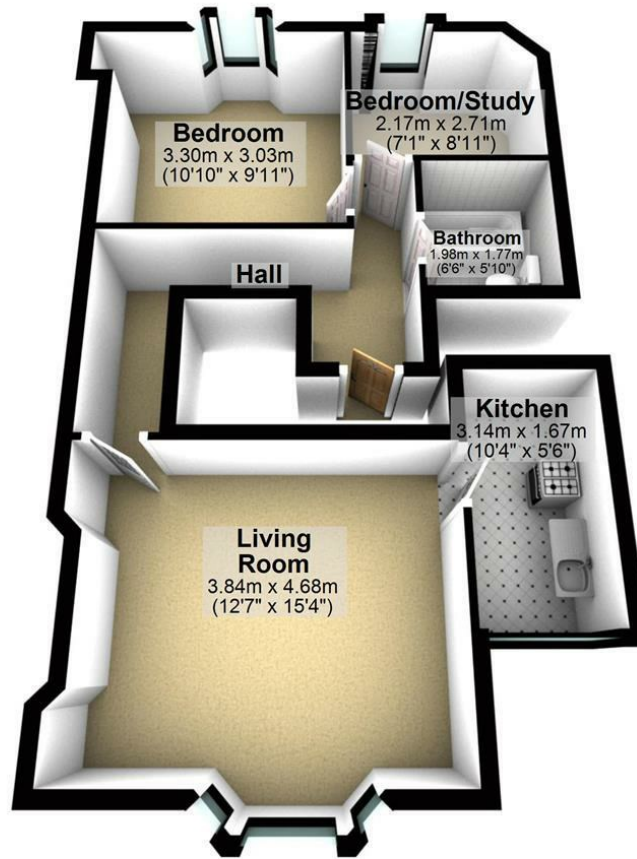


TFF, 22 Southfield Road, Cotham, Bristol, Gloucestershire, BS6 6AY

We are pleased to offer this impressive top floor period conversion flat located in this large semi detached property. The building is located in a quiet Cotham residential street. The area is covered by a residential parking scheme. The accommodation consists of a living/dining room, a separate kitchen, one double bedroom, one smaller study/bedroom and a bathroom finished in travertine tiles. This wonderful flat is offered on an unfurnished basis. EPC rating E (51).

**£1,200 Per Calendar Month\* Fees  
Apply**

## Ground Floor



Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.  
Plan produced using PlanUp.

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		
	51	64
<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	