

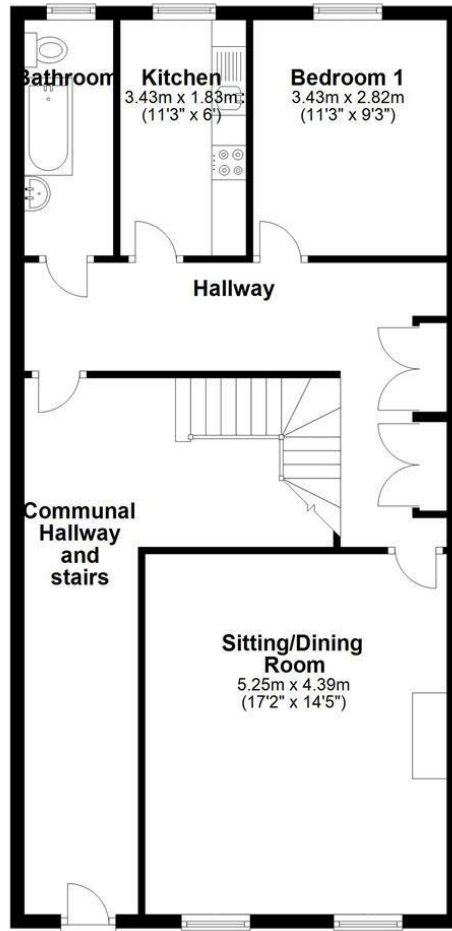


## HFF, 21 Richmond Terrace, Clifton, Bristol, BS8 1AA

A comfortable and elegant hall floor apartment overlooking Bird Cage Walk. The accommodation includes an 'L' shaped entrance hall with storage cupboards; impressive light living /dining room; kitchen with dining area to one end; bedroom with view over the rear garden, bathroom. The flat is offered on a furnished basis and is within 500yds of Clifton Village. EPC rating D

**£1,050 PCM\* 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) 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			
		61	72
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	