




11a Elmdale Road, Elmdale Road, Clifton, Bristol, BS8 1SL

A lovely lower ground floor flat located in this peaceful road moments from the Clifton Triangle. The flat was recently refurbished throughout and comprises of a spacious reception room to the front, which is open plan to the modern kitchen, two double bedrooms, a utility room with space for a washing machine, a wetroom shower and a separate cloakroom. Please note that this property is available for a 12 month tenancy and that an allocated parking space is available to the rear of the property for an additional £50pcm. EPC rating D (59).

£995 PCM* Fees Apply

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	