




10 Old School Lane, Old School Lane, Cliftonwood, Bristol, BS8 4TY

LET AGREED: Situated in this modern development we are pleased to offer a duplex apartment located in Cliftonwood and providing stunning southerly views over the Bristol skyline. The upper level provides a spacious open plan reception/dining room with a balcony and kitchen. On the lower level there is a master bedroom with en suite bathroom, a second bedroom with en suite and balcony and the third bedroom. The apartment is offered on a furnished basis and includes an allocated off street parking space. EPC rating C (72).

£1,700 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	