



3 Buckingham Place, Bristol, BS8 1LH

£310,000

- Two Bedroom Apartment
- Popular Location
- Energy Rating - D

Situated in Clifton and within 0.5 mile of the amenities that Queens Road & Park Street have to offer, this conveniently located two bedroom flat offers you the opportunity to move into a property full of original features, which along with the Georgian exterior, provide an attractive space in central Bristol.

With views across the city, a kitchen with ample space, separate lounge space, a large main bedroom, handy second bedroom and bathroom.

There is also a first come first serve for parking with three spaces available between all the flats.

Living Room 14'6" x 10'10" (4.43 x 3.31)

Bedroom One 14'4" x 10'9" (4.38 x 3.3)

Bedroom Two 10'5" x 6'6" (3.2 x 2)

Kitchen 9'4" x 7'9" (2.85 x 2.38)

Bathroom 6'4" x 4'5" (1.94 x 1.35)

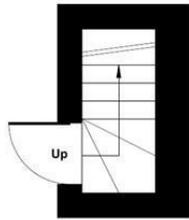
Council Tax Band - B



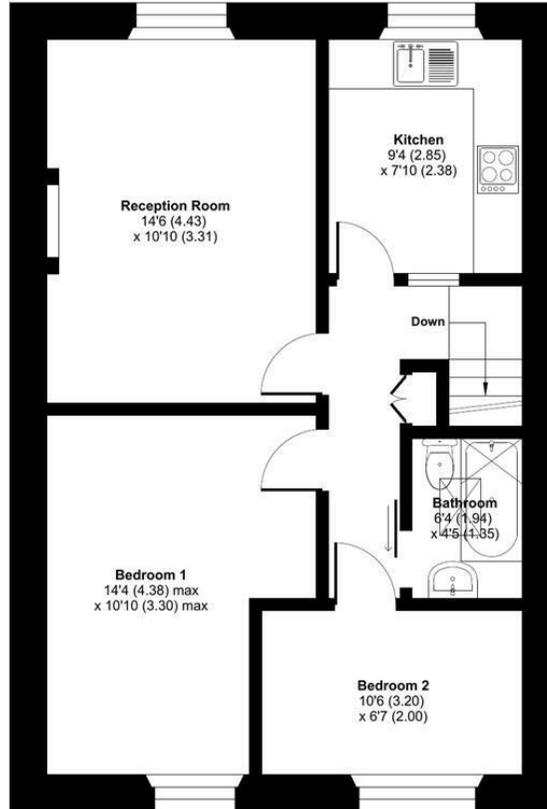


## Buckingham Place, Clifton, Bristol, BS8

Approximate Area = 582 sq ft / 54 sq m  
For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR

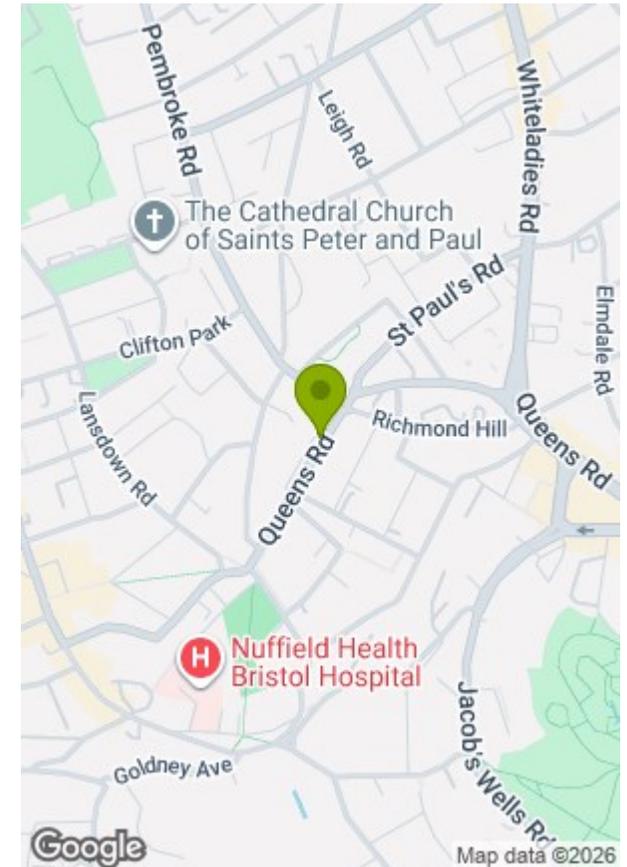


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1384576

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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		
	63	81
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(1-11) <b>F</b>		
(0) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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