

Bridge House Sion Place, Bristol, BS8 4BW

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A fabulous and beautifully presented two bedroom, two bath/shower room apartment with breath-taking views looking directly at Isambard Kingdom Brunel's world famous Clifton Suspension Bridge. The property captures far reaching views out over the city across the Avon Gorge and has the added benefit of private parking and a storage vault. Offered for sale with no onward chain.



2



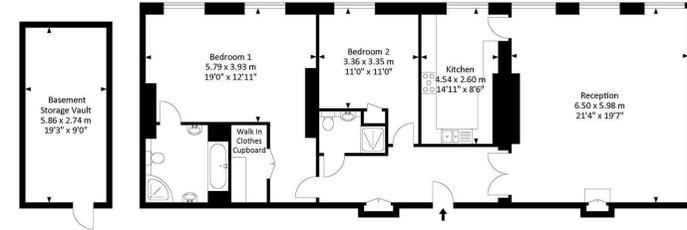
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Approx. Gross Internal Area
 1280.50 Sq.Ft - 118.90 Sq.M
 Storage Vault
 172.80 Sq.Ft - 16.10 Sq.M
 Total
 1453.30 Sq.Ft - 135.0 Sq.M



For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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	

OTHER INFORMATION



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IMPORTANT NOTE

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