



14-16 Canynge Road, Bristol, BS8 3JX

www.hydes.co.uk



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OFFERS ARE INVITED BETWEEN £250,000 & £275,000. Situated in the heart of Clifton, this well presented one bedroom flat (circa 450 Sq ft) is located just 200 yards walking distance of Clifton Villages wide selection of high street shops, boutiques and restaurants. Set on the second floor of a purpose built development, the apartment enjoys open views to the front and rear and has the added benefit of a large private walk in storeroom reached off the lower ground floor.



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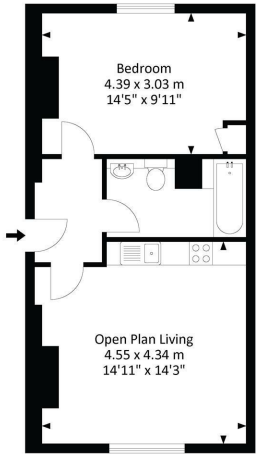
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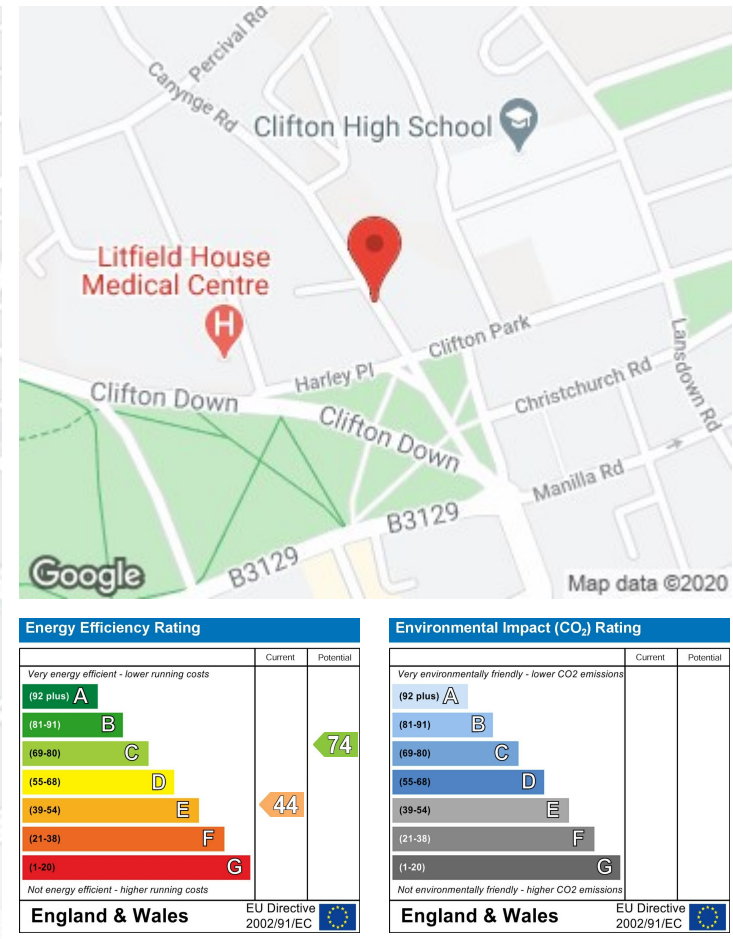


Approx. Gross Internal Area
453.10 Sq.Ft - 42.10 Sq.M



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.
Floor plan produced by Westcountry EPC.





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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