



11 Pooles Wharf Court, Bristol, BS8 4PB

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A well presented two bedroom, two bathroom apartment situated on the top floor of a modern purpose built development close to Bristol's floating harbour. The flat forms part of a private gated development constructed to a high standard in 1995 with access to the developments harbourside gardens including pedestrian access to the waterfront. The apartment benefits from its own lock up garage as well as guest parking.



2



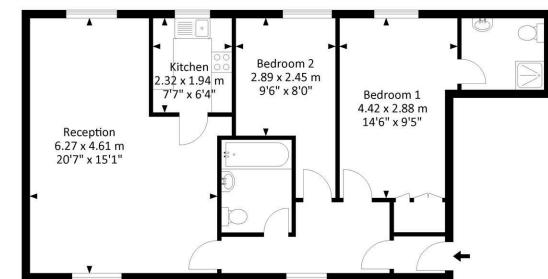
1



2

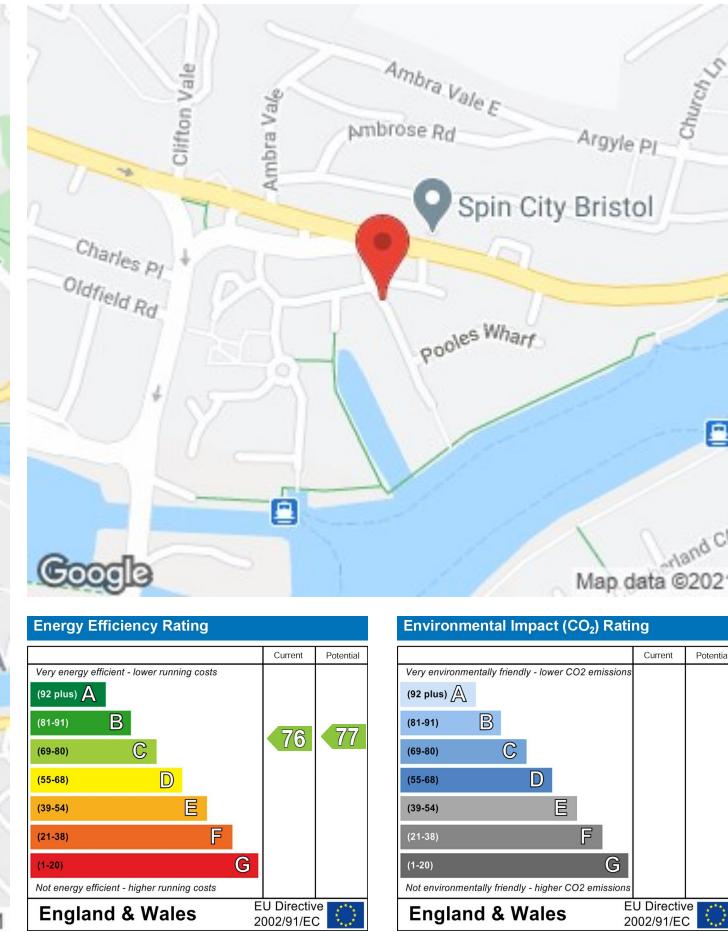
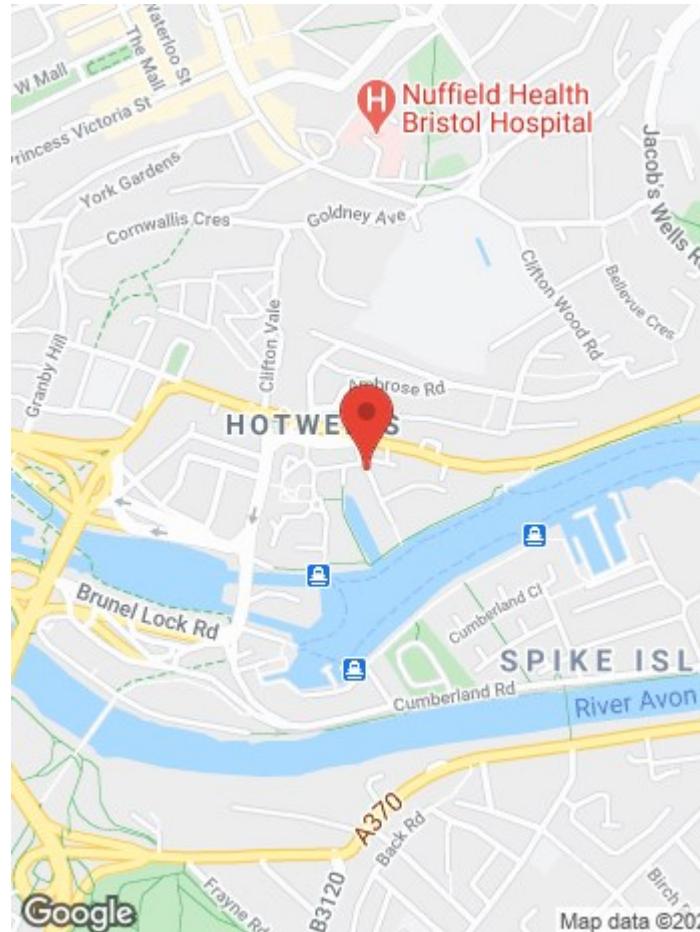


Approx. Gross Internal Area  
735.10 Sq.Ft - 68.30 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan, measurements are  
approximate and no responsibility is taken for  
any error, omission or inaccuracy.  
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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## OTHER INFORMATION



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