

9 Downleaze, Bristol, BS9 1NA

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## 9 Downlease, Bristol, BS9 1NA

A superbly presented and magnificent 3-bedroom apartment enjoying direct, extensive and unbroken views over the Durdham Downs. Set on the hall floor of a particularly attractive Victorian town house the property benefits from some particularly impressive room proportions, off street parking to the rear, as well as a large eat in kitchen and superb living room both benefitting from the aforementioned panoramic views over The Downs.



3



1

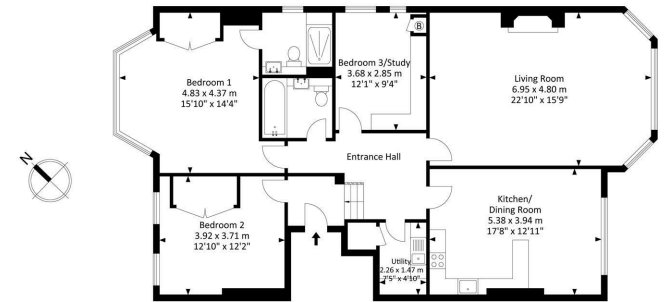


2





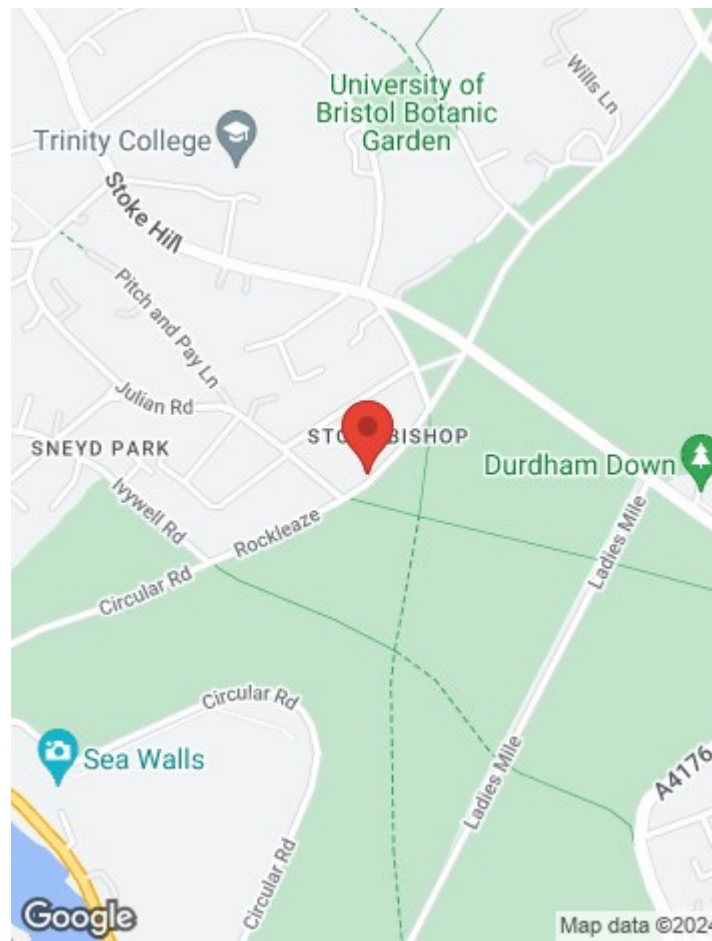
Approx. Gross Internal Area  
1373.0 Sq.Ft - 127.60 Sq.M



Ground Floor

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			
		57	76
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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## IMPORTANT NOTE

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