

13 West Mall, Bristol, BS8 4BQ

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A lovely two double bedroom apartment set within a handsome early Victorian grade II* listed townhouse, superbly located in the heart of Clifton Village.

Offering spacious and well presented accommodation the subject property is situated on the second floor of this attractive period property and provides lovely outlooks over the West Mall communal gardens, ease of access to the many amenities that Clifton Village has to offer, two well proportioned double bedrooms and a spacious living/kitchen/dining area to the front of the property.

It should be noted the subject property is offered for sale with no onward chain.



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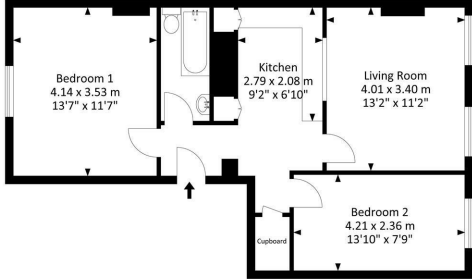
1



1

Approx. Gross Internal Area

624.52 Sq.Ft - 58.02 Sq.M



2nd 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		
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



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

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