

1/2 The Paragon, Bristol BS8 4LA

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## 1/2 The Paragon, Bristol BS8 4LA

A fantastic two bedroom apartment set within this iconic Grade II\* Listed Clifton Georgian Crescent. This spacious apartment has been recently upgraded and enjoys generously proportioned accommodation throughout, with a newly fitted contemporary kitchen in the large kitchen/dining room, two large double bedrooms (master with ensuite), and a family bathroom. The property also benefits from private courtyards, and further utility areas.



2



2

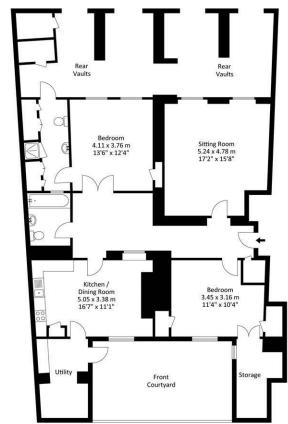


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**The Paragon, Clifton  
Bristol BS8 4LA**

Approx. Gross Internal Area  
1365.3 Sq.Ft - 126.8 Sq.M

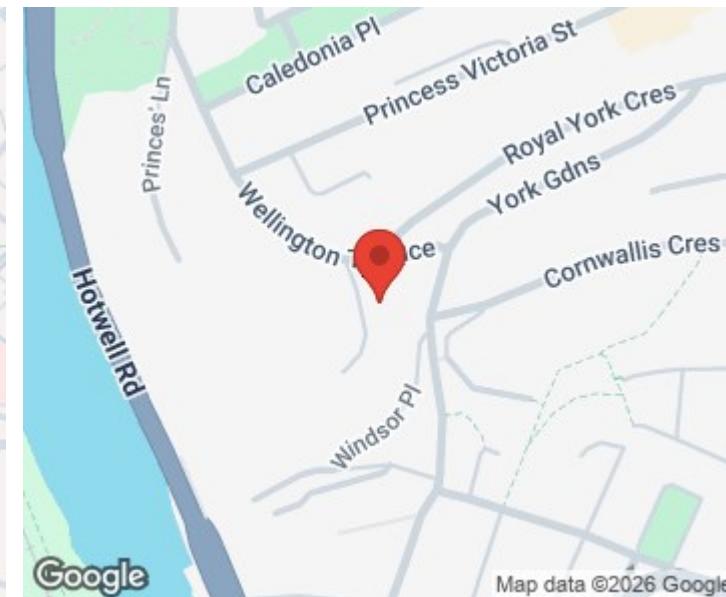
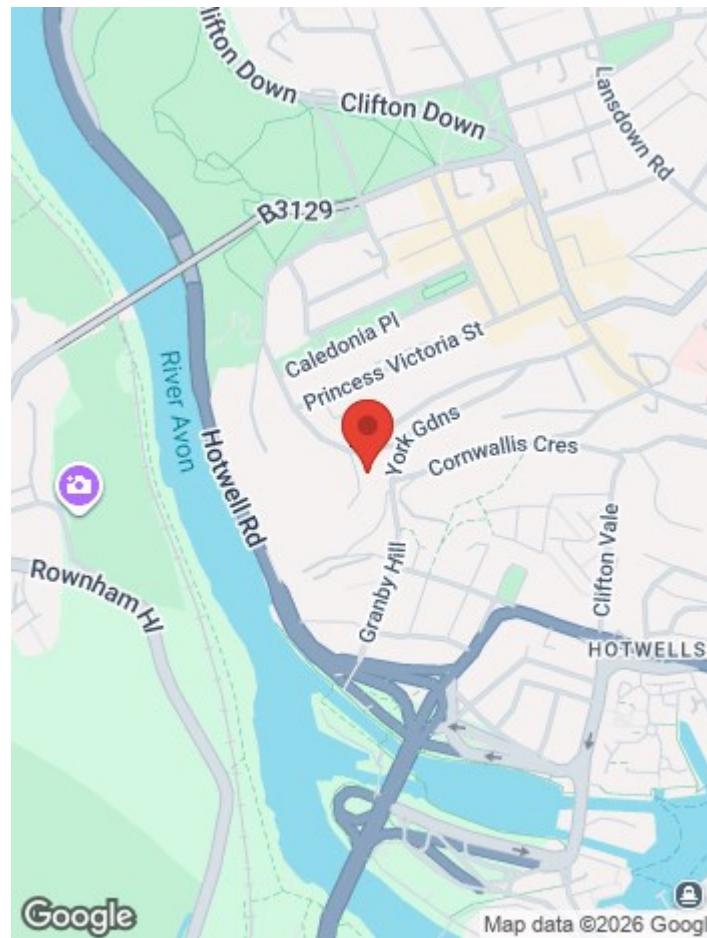
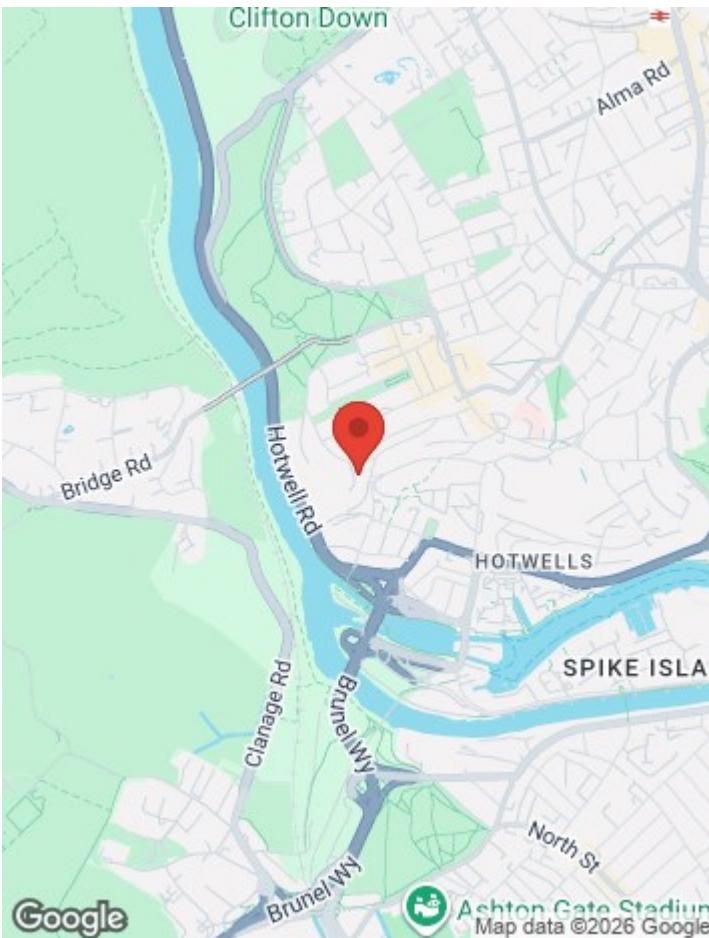


Ground Floor



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		77
(55-68) D	65	
(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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