



Clifton | Guide Price £470,000

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Flat 8, South Contemporis

Merchants Road, Clifton BS8 4HB

- First Floor Apartment
- Immaculately Presented
- 2 Double Bedrooms, 2 Bathrooms
- Central Clifton Location
- Parking and Balcony
- Potentially a Completed Chain
- Elevator

An immaculately presented 2 double bedroom, 2 bathroom, first floor apartment situated in a prime, central Clifton location. The property is secure, spacious and offers the best of open plan living. With beautiful modern features, private balcony, 2 double bedrooms (primary with full en-suite), a shower room, single secure parking space and lift access, this fantastic property is sure to attract a range of buyers. Clifton Village has a unique feel within Bristol, with a range of independent shops, restaurants, bars and pavement cafés creating a very special atmosphere, enhanced by wonderful architecture and open spaces.

The property is accessed via secure entry into the building. Head up either by lift or stairwell to reach this beautiful apartment. The inner hall gives passage to all of the rooms, useful storage cupboard, airing cupboard with shelving and has hard-wearing tiled flooring. The living space is open-plan, with attractive engineered oak flooring. The living space has substantial glazing to the front, creating a really open ambience. It is well decorated and easily and logically zones into spaces for relaxing, dining and cooking. It currently comfortably allows for a home working station too. The kitchen comprises a range of wall and base units, worktops with a glass splashback, sink/drain, integrated Bosch induction hob with downdraft extractor, built in 'slide and hide' Neff oven and Neff microwave, integrated dishwasher and space for fridge/freezer. The considered design offers both practicality but also uncluttered sightlines, keeping the space open and airy. Sliding patio doors give access to the covered balcony which has glass balustrade and decking. This area is perfect for a morning coffee or an evening drink and is a lovely lifestyle area to enjoy in the heart of Clifton Village.





Bedroom 1 is an ample double bedroom, with large window to the front, carpeting and is also well decorated. Around a corner is a private walk-in wardrobe area with floor to ceiling storage and access to the full en-suite. The en-suite comprises a bath, shower cubicle, low level WC, wash hand basin and is fully tiled with extractor fan. Bedroom 2 is also a double room with window to front and laminate flooring. The final room to this fantastic apartment is the shower room with shower cubicle, low level WC, wash hand basin, extractor fan and neutral tiling.

There is secure off-street parking and the space for this property is labelled number 18. Furthermore, there is a secure bike lock up area for those keen to enjoy riding on the nearby Clifton Downs or over the iconic Clifton Suspension Bridge to the open spaces at Ashton Court.

Important Information:

Tenure: It is understood that the property is leasehold for the remainder of a 999 years from 1st January 2002, therefore, there are circa 978 years remaining. This information should be checked by your legal adviser.

Service Charge: It is understood that at the time of writing these particulars the annual service charge is £4,662.00 per annum. There is a flexible payment scheme we understand and £2,500 is being paid into the reserve fund so this charge may go down. Swan Hill Developments Ltd own the Freehold. Again, this information should be checked by your legal adviser.

Hillcrest Property Management are the managing agents under the direction of Contemporis Ltd Directors.

The ground rent is £250.00. Council Tax Band D.

Directions

Heading into Clifton towards Princess Victoria Street on Clifton Down Road, proceed south until it forms Regent Street, continue to take a left onto Merchants Road and South Contemporis is almost immediately on your right-hand side.

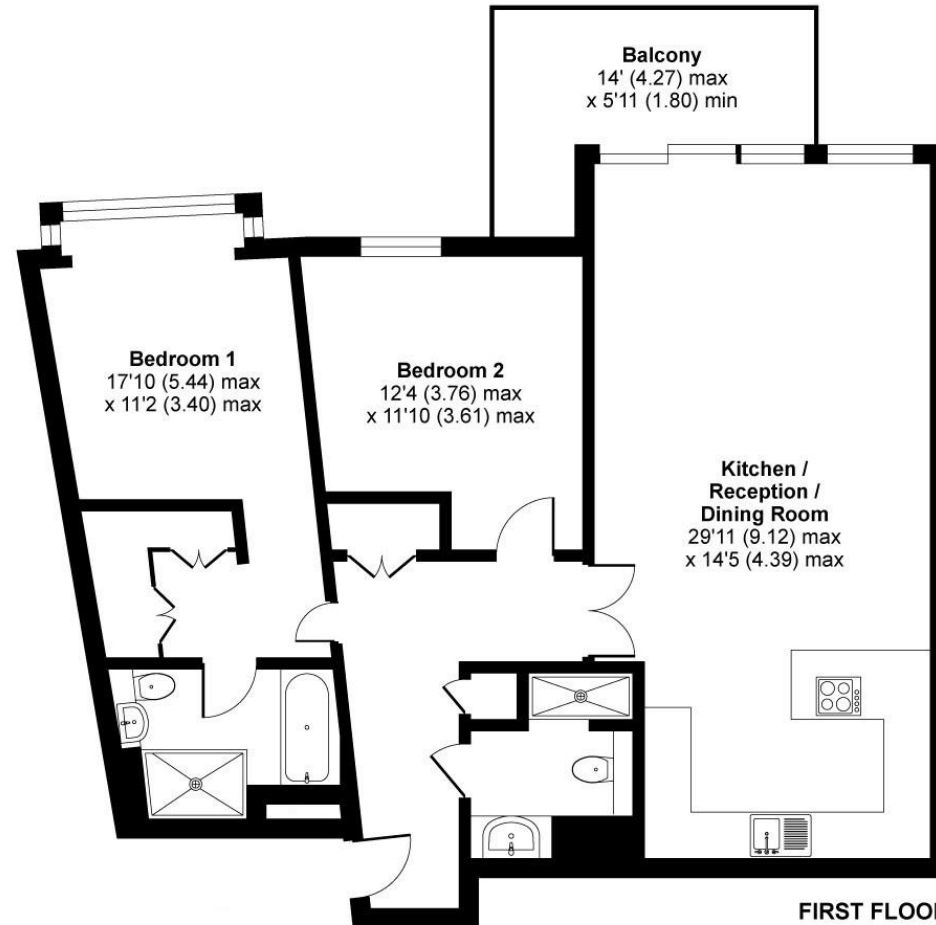
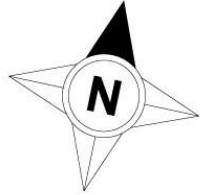
Energy Performance Certificate
Rating C



Merchants Road, Bristol, BS8

Approximate Area = 1006 sq ft / 93.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Leese & Nagle. REF: 1057418



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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