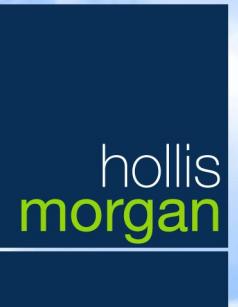


estate agents auctioneers



3, Contemporis Merchants Road, Clifton, Bristol, BS8 4HB
£425,000

Hollis Morgan - An unusually large GROUND FLOOR (1,060 sq ft) modern apartment located in the heart of Clifton Village and surrounded by a huge choice of eateries, independent retailers and supermarkets. The property also benefits from allocated parking and a shared courtyard.

- Modern and Spacious (1,060 sq ft)
- Purpose Built Development
- Allocated Parking
- Courtyard
- Open Plan Living
- Dressing Room
- En Suite
- Chain Free

The Property

This larger than average apartment is located on the ground floor of this iconic central Clifton Village modern development and so has the wide range of amenities found in the Village, quite literally on the doorstep.

The property is accessed via a private entrance which is unique to the development.

An incredibly spacious open plan living space spans the depth of the property with large full height windows and door to a shared outside space at one end and a generous modern kitchen at the other.

The kitchen provides plenty of storage space in a range of dark matte wall and base units which has been finished with solid granite work surfaces with an under mounted stainless steel sink and draining board.

In addition there is a range of integrated appliances which include; induction hob with extractor over, electric oven, microwave, dishwasher, washing machine and fridge freezer.

The master suite is a bright and impressively spacious room with separate dressing area with two integrated wardrobes as well as a fully tiled en suite complete with bath, mains fed shower in large shower cubicle, his & hers wash basins, WC and heated towel rail.

There is another good double bedroom a further family shower room as well as an airing cupboard / storage cupboard off the hall.

The property also benefits from an allocated underground parking space as well as access to communal gardens via a shared courtyard.

Location

Mercants Road is a conveniently located in the heart of Clifton Village and so surrounded by a range of amenities from cafes, restaurants and boutique retailers to landmarks and green spaces.

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Other Information

Leasehold. Residue of 999 years

Ground Rent: £150 per annum

Management Fee: £133 pcm

Council Tax Band: D

Please Note

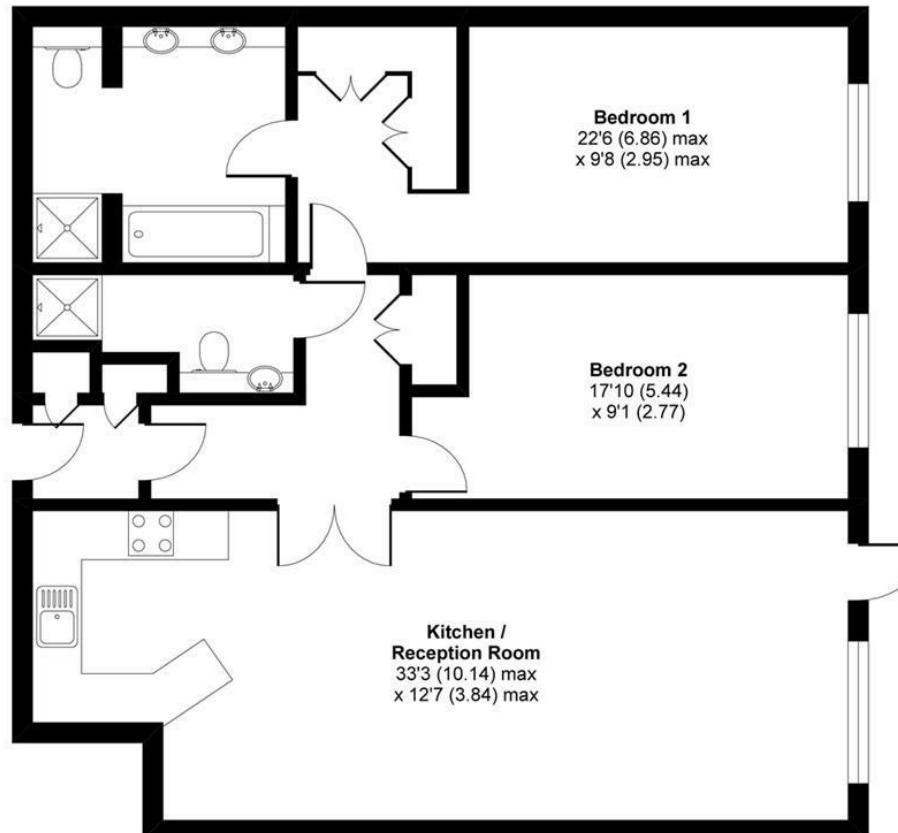
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Merchants Road, Clifton, Bristol, BS8

Approximate Area = 1062 sq ft / 98.7 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020.
Produced for Hollis Morgan. REF: 624609

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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 2002/81/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 2002/81/EC	

hollis
morgan