estate agents auctioneers

hollis morgan



Flat 29, North Contemporis, 20 Merchants Road, Clifton, Bristol, BS8 4HH

£285,000

The very best of Clifton Village right on your doorstep! With allocated parking included, enjoy a bright, spacious one-bedroom apartment.

- Double Bedroom
- Secure allocated parking
- Purpose built development
- Well presented
- Four piece bathroom suite
- Premium location

The Property
Situated on the elevated ground floor, this well-presented one-bedroom apartment offers bright, spacious accommodation with a practical and contemporary layout.
The property features an impressive open-plan living, dining and kitchen area, flooded with natural light to create a relaxing space. The modern kitchen is thoughtfully designed with an abundance of cabinetry for excellent storage, while the peninsula provides additional worktop space as well as a convenient breakfast bar.
The generous double bedroom benefits from built-in wardrobes, offering ample storage and the family bathroom is well appointed with both a separate bath and shower, providing flexibility for everyday living. There are three separate storage cupboards located off the hallway, ideal for keeping household essentials neatly tucked away.
The property benefits from an allocated parking space, in the secure car park beneath South Contemporis.

Location - Clifton Village
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.

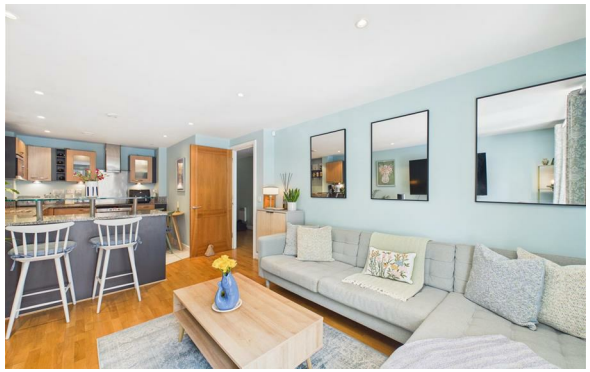
Other Information
Leasehold. 978 years remaining
Management Fee: Approx. £217 pcm
Ground rent. ££250pa

Council Tax Band: C

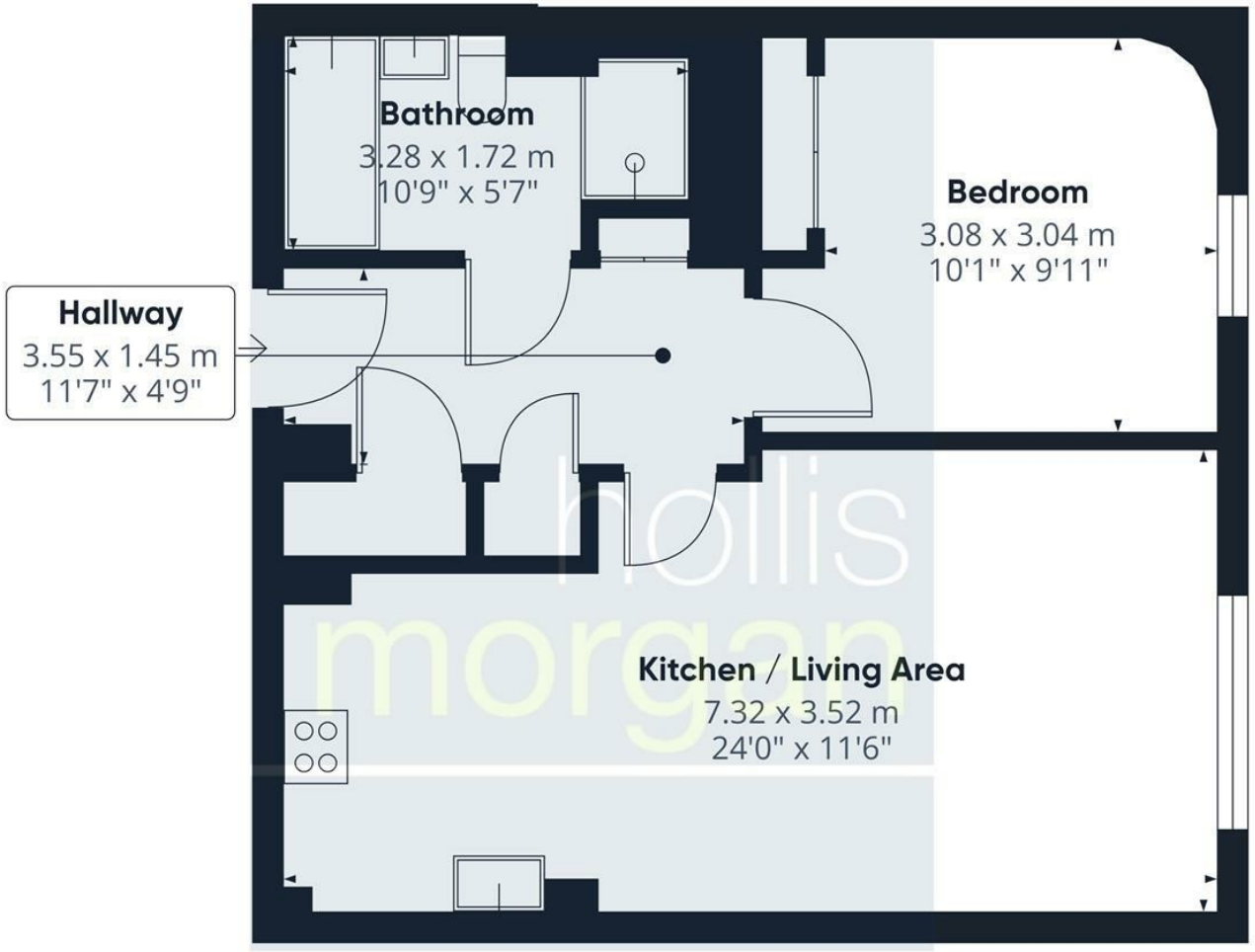
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.









Approximate total area(1)

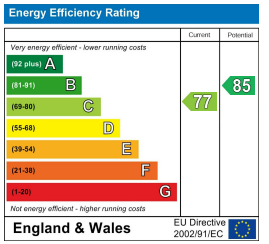
50 m²

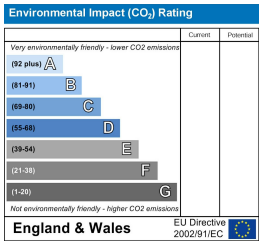
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan