estate agents auctioneers

hollis morgan

69, North Contemporis Merchants Road, Clifton, Bristol, BS8 4HH

£525,000

A well presented and practically appointed two double bedroom apartment situated in the ever popular North Contemporis development in the heart of Clifton Village.

- Two Double Bedrooms
- Balcony
- En Suite Shower room
- Clifton Village
- Parking Space
- Open Plan Living

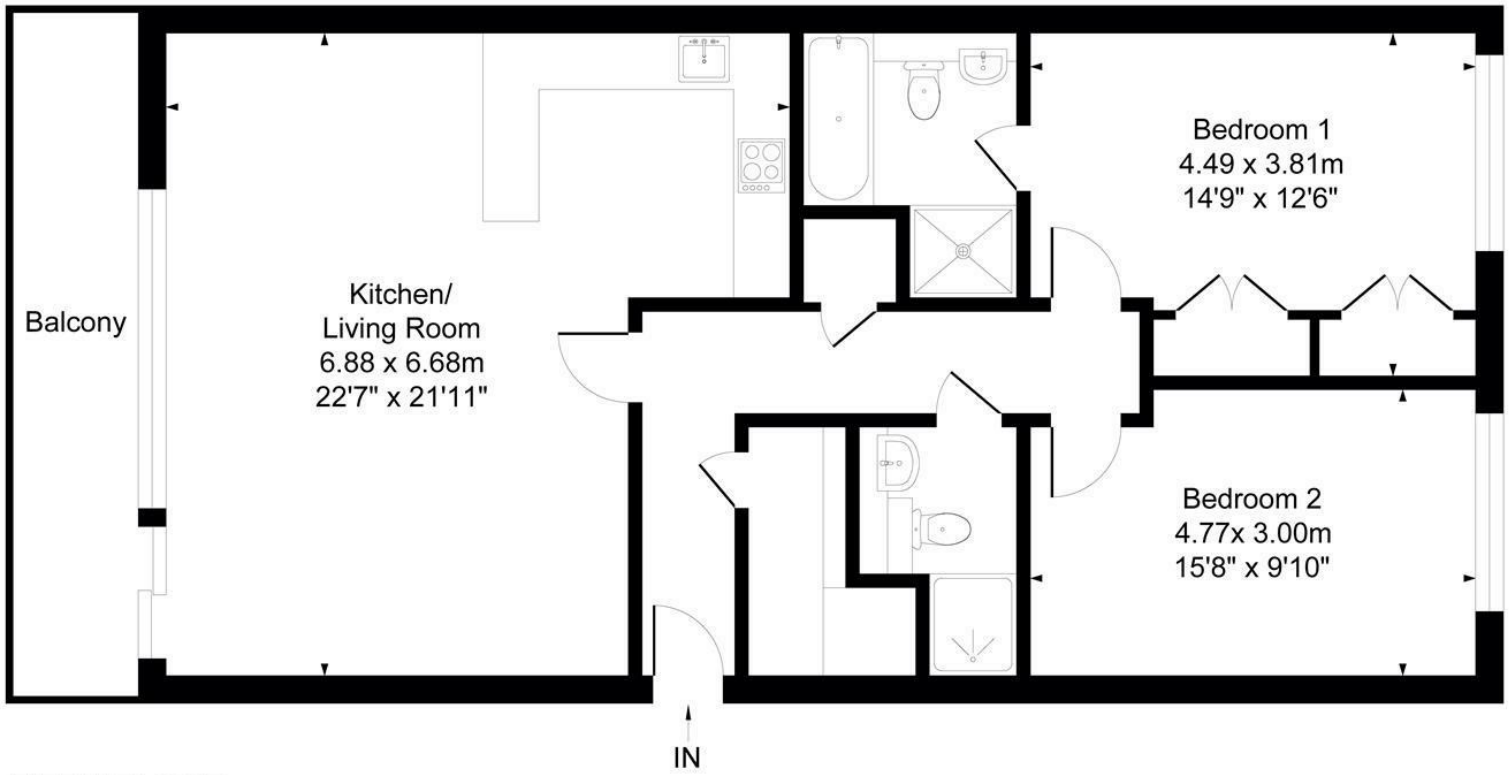
The Property
North Contemporis Development proudly sits in the heart of Clifton Village and offers 70 exceptionally designed apartments.
Apartment, 69 is a truly unique and unparalleled offering, architectural ambition and design excellence have come together to create a truly special space for elevated living.
This bright and airy two-bedroom apartment is located on the top floor of the building.
The spacious open plan living space with large patio windows leading to a generous terrace with magnificent uninterrupted views over the city roof tops to the nearby countryside.
The well-equipped kitchen with breakfast bar which provides separation to the living area as well has a large range of wall and base units, laminated work surfaces, a stainless steel sink & draining board with mixer tap over as well as a range of integrated appliances which include electric hob & oven with extractor over, fridge/freezer and dishwasher.
Both bedrooms benefits from plenty of natural light through the large windows with the master bedroom benefiting from built in fitted wardrobes and a spacious bathroom with shower, bath, WC and basin.
Finally, there is a good sized fully tiled shower room which provides, a large separate mains fed shower cubicle, basin and WC.

Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. 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 from January 2002
Management Fee: £2,134.97 twice yearly
Council Tax Band: D

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.

APPROX. GROSS INTERNAL FLOOR AREA 1039 SQ FT 96.52 SQ METRES



FIFTH FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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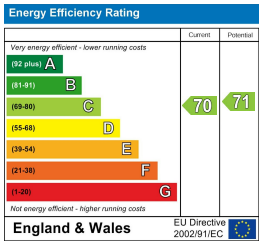

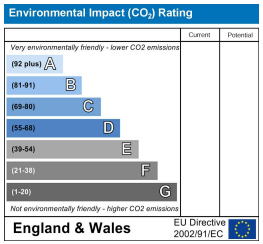

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