



Contemporis, Clifton Village

AlexanderMay  
SALES & LETTINGS

## Contemporis, Clifton Village

Guide Price: £475,000

- Two Bathrooms
- Secure Undercover Parking Space
- Two Double Bedrooms
- Fabulous Balcony with Chic Glass Balastrade
- Fitted Kitchen
- Clifton Village Location Close to Boutique Shops and Cafes
- Upper Floor Luxury Apartment
- 30ft Open Plan Living/Kitchen
- No Onward Chain

**Chain Free. A rare opportunity to acquire this two double bedroom, 2 bathroom, upper floor apartment with private balcony and the benefit of secure underground allocated parking. South Contemporis is a renowned development situated in the heart of Clifton Village which offers excellent shopping facilities to include a good range of boutiques, fine dining restaurants and cafes.**

South Contemporis combines luxury, convenience and prestige and is found in the heart of Clifton Village. The artisan bars, shops, boutiques and restaurants are all a stone's throw from the doors of this landmark development. Beyond the Village, you are only minutes from Bristol's famous Harbourside, Clifton Suspension Bridge, Durdham Downs and the city centre of Bristol.

The apartment is very well presented and offers two very good sized bedrooms including one with en suite. There is also an additional shower room and WC. The master bedroom is configured in an L-shape with very large fitted cupboard and additional storage. The current owner uses part of this space as a home office offering further usable space.

In addition there are two storage cupboards in the main hall. For those who are looking for luxurious living with secure underground parking in one of Bristol's most sought after districts then this is the place for you.

### Ground Floor

Entrance Key fob and coded entry system with intercom through gate from street level. Key fob entry system through shared front entrance to extremely well presented and contemporary foyer. Lift and stairs rising to the third floor communal hallway.

### Third Floor

Entrance Hall Private front door opens into the hallway. The luxurious feel continues with engineered wooden flooring and spotlights. Here you will find the doorways leading to the living room, shower rooms and bedrooms. There is also a storage cupboard and large airing cupboard with boiler.

Living Room / Kitchen 31' 6" x 14' 3" ( 9.60m x 4.34m )  
Living Area

Double glazed windows and full height french doors opening on to large balcony to front aspect. Engineered flooring with inset spot lights and skirting boards. Light and airy modern feel.

### Kitchen Area

A range of wall and base units finished in a striking and modern white gloss finish. The kitchen has been designed thoughtfully to maximise space including the fitted and integrated appliances and the continuation of the wooden flooring.

Bedroom One Irregular Shaped Room 15' 8" max x 17' 9" max ( 4.78m max x 5.41m max )

Two large full length windows to front aspect. Skirting boards, fitted wardrobes and vibrant wall-paper on the feature wall.

### En Suite

Bath, WC and handwash basin. Additional separate shower cubicle. Tiled.

Bedroom Two 11' 2" x 12' 2" ( 3.40m x 3.71m )

Window to front aspect. Wall to wall Hammond made to measure sliding door wardrobe.

### Shower Room

Shower cubicle with glass door. Hand wash basin and WC. Fully tiled with shaver point and spots lights.

### Externally

#### Balcony

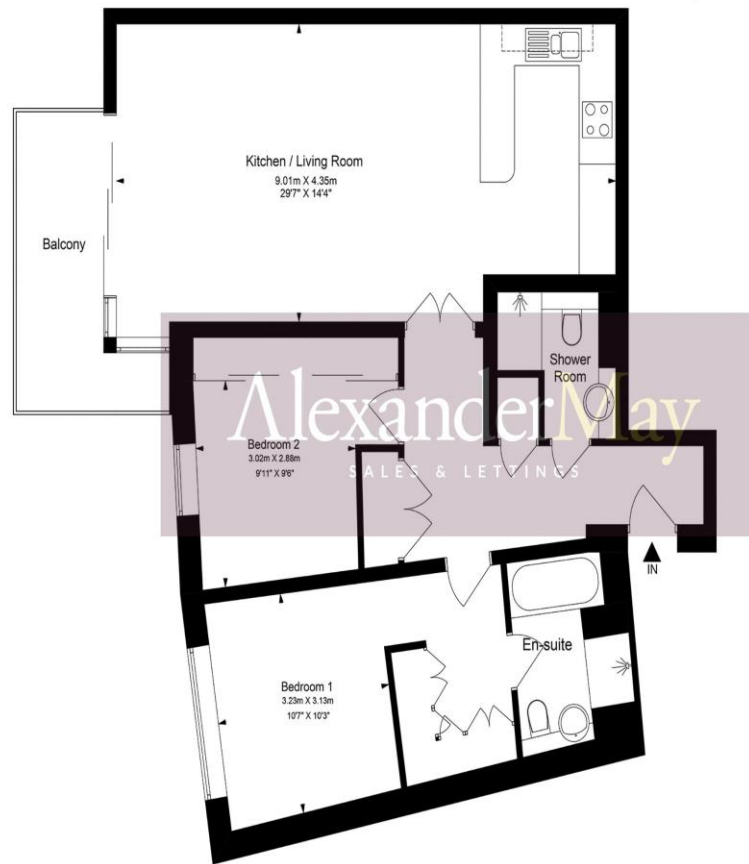
Large balcony to front aspect accessed via living room through double doors with wood slats and chic glass balustrade. This is the perfect way to combine the benefits of inside-outside living!

### Parking

Secure underground parking for one car

# Contemporis, Merchants Road, Clifton, Bristol, BS8 4HB

Total Approximate Gross Internal Area = 91.9 sq m/989.2 sq ft  
(Excludes Balcony)



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.  
All efforts have been made to ensure its accuracy at time of print.



**Tenure**  
Leasehold

**EPC Rating**  
C

**Council Tax Band**  
D

**Services**  
Electric

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700



