



SARAH CLARK
PROPERTY CONSULTANTS

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NORTH CONTEMPORIS, MERCHANTS ROAD,
BRISTOL, BS8 4HH

Clifton Village living at its finest. This two double bedroom apartment set in the North Contemporis building right in the heart of Clifton Village has been stylishly improved by the current owner. The location is excellent for enjoying life in Clifton Village with its impressive range of boutiques, restaurants, bars and amenities.

The apartment is set for luxurious, modern living and has an open-plan layout with spacious lounge with a very stylish newly fitted kitchen which includes all Neff appliances. The master bedroom has a very good sized en-suite bathroom which includes a bath and separate shower cubicle. There is also an additional separate shower room which can serve the large second bedroom. To complete this apartment it also benefits from a secure, allocated parking space.

The accommodation consists of lounge to the front of the building with a the newly fitted luxury kitchen which contains all modern appliances including an electric oven, microwave, integrated fridge and freezer, integrated washing machine, wine cooler and a range of wall and base units and a pantry style cupboard which together provides ample storage.

Both bedrooms have been updated and have stylish built-in wardrobes and the master bedroom has a large en-suite bathroom.

The apartment has been thoughtfully designed with both a luxurious and practical side so there is plenty of storage provided throughout.

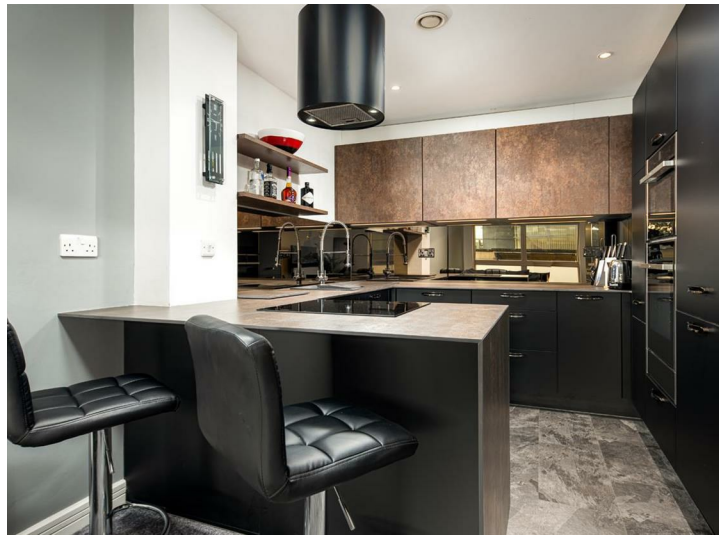
A real gem of an apartment in a great location within the ever popular Clifton Village.

Leasehold - remainder of 999 years
Service Charge - £2300 per year



Features

- Heart of Clifton Village Location
- Two Double Bedrooms
- Stylish Kitchen with Neff Appliances
- Master Bedroom with En-Suite
- Shower Room
- Large Lounge
- Allocated Parking Space
- Well-Kept Development





Lounge/Kitchen

11'6" x 23'10" (3.52 x 7.28)

Designed for modern living this is the perfect room for socialising. The lounge area has windows to the front of the property and the contemporary kitchen is situated to the rear. The kitchen has fully integrated Neff appliances including an electric oven, microwave, wine cooler, fridge, freezer and washing machine. The elegant pantry style cupboard adds to the many storage options.

Entrance Hall

The entrance hallway includes two storage cupboards, one used as an airing cupboard containing the hot water tank and the other used for storage and with space for a tumble dryer.

Master Bedroom

9'2" x 16'8" (2.8 x 5.10)

Very good sized master bedroom with windows to the front of the property. The newly fitted wardrobes provide a good deal of storage space.

En-suite to Master Bedroom

The en-suite to the master bedroom has a bath and separate shower cubicle. The wc and basin are fitted within the stylish vanity unit which is designed to provide storage within the bathroom.

Bedroom Two

The second bedroom has windows to the front of the property and stylish built-in wardrobes.

Shower Room

The second shower room contains a shower cubicle, wc and basin and the vanity unit again provides storage space within the bathroom.

Parking Space

There is one allocated parking space which is in the secure car park underneath the building. Access is from Merchants Road through electric gates.

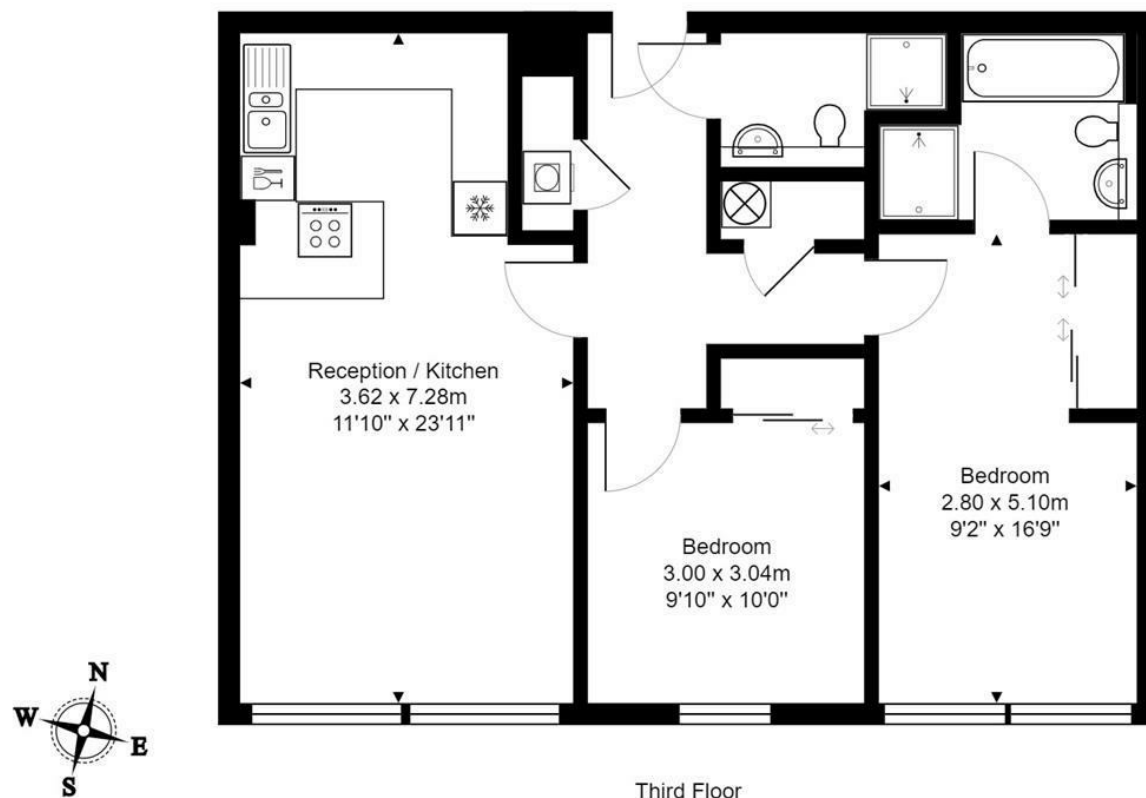


TENURE LEASEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(23-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total Area: 70.5 m² ... 759 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

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