



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

**welcome to**

## **North Contemporis Merchants Road, Clifton Bristol**

Bright, spacious ground-floor apartment in the heart of Clifton Village, with a large double bedroom, expansive living area, and private outdoor space. Moments from boutique shops, cafés, restaurants, and the Clifton Suspension Bridge. Offered with no onward chain.

### **Hallway**

A welcoming entrance hall, storage cupboards

### **Kitchen/ Diner**

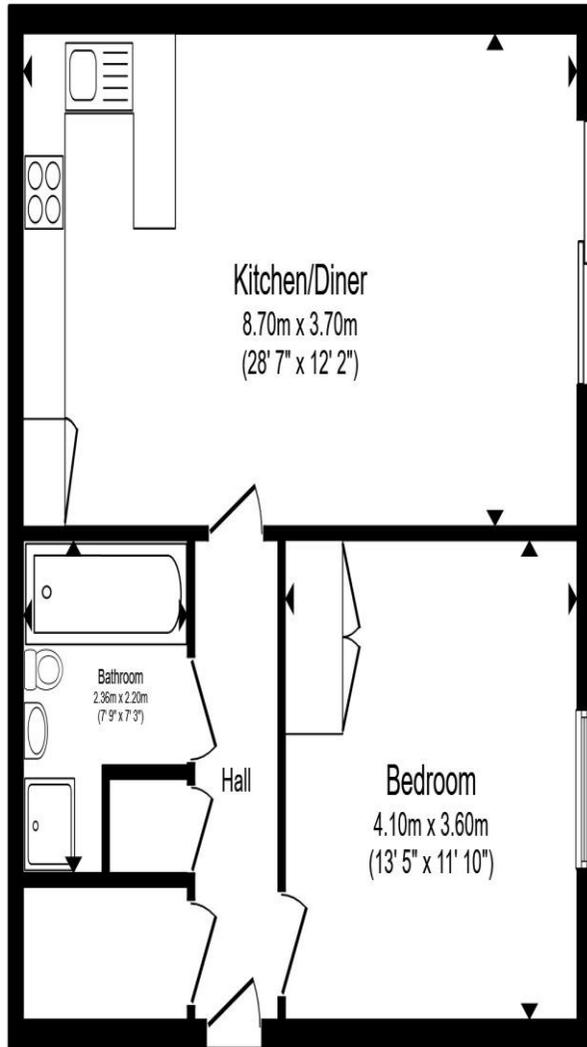
A generous open-plan kitchen/diner designed for modern living and entertaining. The fitted kitchen run provides ample worktop and storage space with integrated appliances likely to include a hob and sink. The dining and living area flows naturally to patio doors that flood the room with daylight and open onto a private outdoor space, creating an indoor-outdoor feel and excellent natural ventilation.

### **Bedroom**

A comfortable double bedroom with room for a large bed and freestanding storage. The room benefits from good natural light and a calm, neutral décor that lends itself to restful evenings and easy styling. There is scope to add built-in wardrobes to maximise storage.

### **Bathroom**

A practical bathroom finished in easy-care materials, arranged to accommodate a bath or shower, basin and WC. The layout is straightforward and functional, with potential to upgrade fittings to suit personal taste.



Total floor area 58.8 m<sup>2</sup> (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## North Contemporis Merchants Road, Clifton Bristol

- Large modern ground-floor apartment
- Open plan fitted kitchen and living space
- No onward chain
- Located in the heart of Clifton Village, close to boutique shops, cafés, delis, and restaurants
- Easy access to Clifton Suspension Bridge, The Downs, Park Street, The Triangle & Whiteladies Road

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2408.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref:  
CLI107755 - 0004

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