



Flat 25, South Contemporis, Merchants Road

Guide Price £795,000

RICHARD
HARDING



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Clifton, Bristol, BS8 4HB

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An incredibly rare opportunity to purchase a 3 double bedroom apartment in the heart of Clifton Village with two underground parking spaces, lift access and an incredible 35ft x 30ft south-easterly facing roof garden.

Key Features

- Incredibly well run building/management company with on-site caretaker, well-maintained communal parts and regular maintenance programme, providing peace of mind.
- Prime Clifton Village location, literally on the doorstep of the superb shops, cafes and restaurants, as well as being within 100 metres of Victoria Square park and convenient for access to all central parts of Bristol as well as the green open spaces of Clifton Downs and Ashton Court Estate.
- **Accommodation:** generous central entrance hallway, superb open plan kitchen/dining/living space leading through to an impressive conservatory/garden room with access out onto the gorgeous sunny roof garden, principal double bedroom with en-suite bathroom/shower/wc, two further double bedrooms, airing/storage cupboards, utility area and shower room/wc.
- **Offered with no onward chain and vacant possession, making a prompt and stress free move possible.**
- A family sized apartment with approximately 1,000 sq. ft. of outdoor space, gated parking and an enviable location, perfect for families, professionals and people downsizing from a larger house.





ACCOMMODATION

APPROACH: via communal entrance and hallway where there is lift and stair access to the second floor. When exiting the lift, the private entrance to apartment 25 can be found directly opposite.

ENTRANCE HALLWAY: (12'3" x 6'7" expanding to 17'8") (3.73m x 2.01m/5.38m) a generous central entrance hallway with inset spotlights, tiled flooring, video door entry intercom system, wall mounted fuse box for electrics, electric panel heater, recessed airing cupboard, double doors accessing the kitchen/dining/living area and further doors leading off to all three double bedrooms and the shower room/wc.

KITCHEN/DINING/LIVING AREA: (24'9" x 14'6" min/17'0" max) (7.53m x 4.41m/5.18m) an incredibly bright good sized living space with a kitchen area with modern fitted kitchen comprising base and eye level cupboards and drawers with integrated appliances including a Bosch electric oven, 4 ring Smeg hob with extraction over, integrated dishwasher and fridge/freezer. Square edged worktop with inset 1 ½ bowl sink and drainer unit. Overhanging breakfast bar separating the kitchen from the living space which has double glazed dual aspect windows, wood laminated flooring, inset spotlights, electric heater and glazed door accessing a timber framed conservatory/garden room. Off the kitchen there is also access to a useful utility area.

Utility Area: (6'0" x 5'5") (1.84m x 1.65m) plumbing and appliance space for washing machine and dryer, work counter over with inset sink and drainer unit, base and eye level cupboards, further recessed storage cupboard with built-in shelving.

CONSERVATORY/GARDEN ROOM: (15'9" x 10'9") (4.81m x 3.28m) an incredible glazed sun room with direct access out onto spectacular roof garden. Double glazed windows on all sides with a large glazed timber framed sliding door providing access out on the roof garden. Inset spotlights, electric heater and wood laminated floor.

BEDROOM 1: (16'4" x 10'10" max) (4.97m x 3.29m) a good sized principal double bedroom with double glazed windows to rear, inset spotlight, recessed wardrobes, electric wall mounted heater. Door accessing:-

En-Suite Bathroom/WC: (11'1" x 7'5") (3.38m x 2.26m) white suite comprising panelled bath, shower enclosure, low level wc, wash hand basin set into a counter, inset spotlights, shaver point, heated towel rail, extractor fan, recessed storage cupboard.

BEDROOM 2: (9'11" x 9'11") (3.02m x 3.01m) a double bedroom with double glazed window to rear, electric heater and recessed wardrobes.

BEDROOM 3: (rear) (10'3" x 9'11") (3.11m x 3.02m) a double bedroom with inset spotlights, electric heater and double glazed windows to rear.

SHOWER ROOM/WC: (7'3" x 4'10") (2.21m x 1.47m) an oversized shower enclosure, low level wc with concealed cistern, wash hand basin set into a counter, inset spotlights, extractor fan, tiled walls and tiled floor.

OUTSIDE

ROOF GARDEN: (approx. 35ft x 30ft max) (10.67m x 9.14m) an incredibly rare and special outdoor space offering at the least the size of many Clifton gardens; laid to decked composite with flower borders surrounding containing established planting with plants and shrubs. The roof garden enjoys a south-easterly orientation and due to its elevation and size enjoys much of the days sunshine.

SECURE UNDERGROUND PARKING: the property has the rare advantage of two allocated secure underground parking spaces with lift access from the parking area to the apartment level. The parking spaces are numbered and the numbers allocated to this apartment are no. 26 and 15.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 2002. We also understand that the flat owns a share of the Freehold of the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is approx. £6,000 p.a. This covers all general maintenance, buildings insurance, window cleaning, water and sewerage rates and on-site caretaker. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

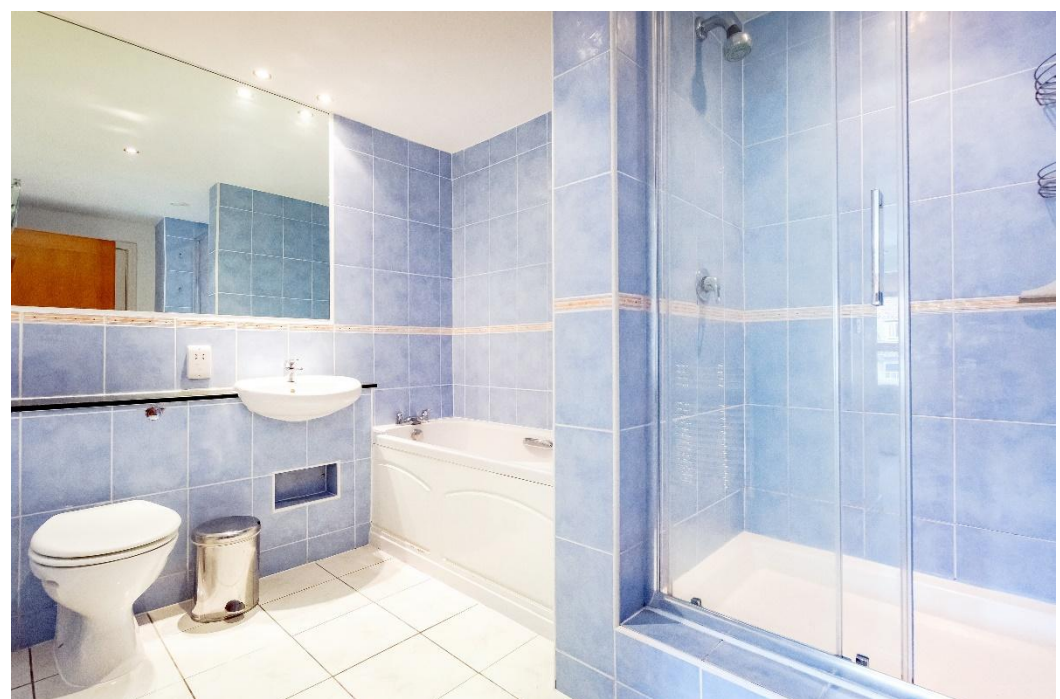
PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable 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. 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.

6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

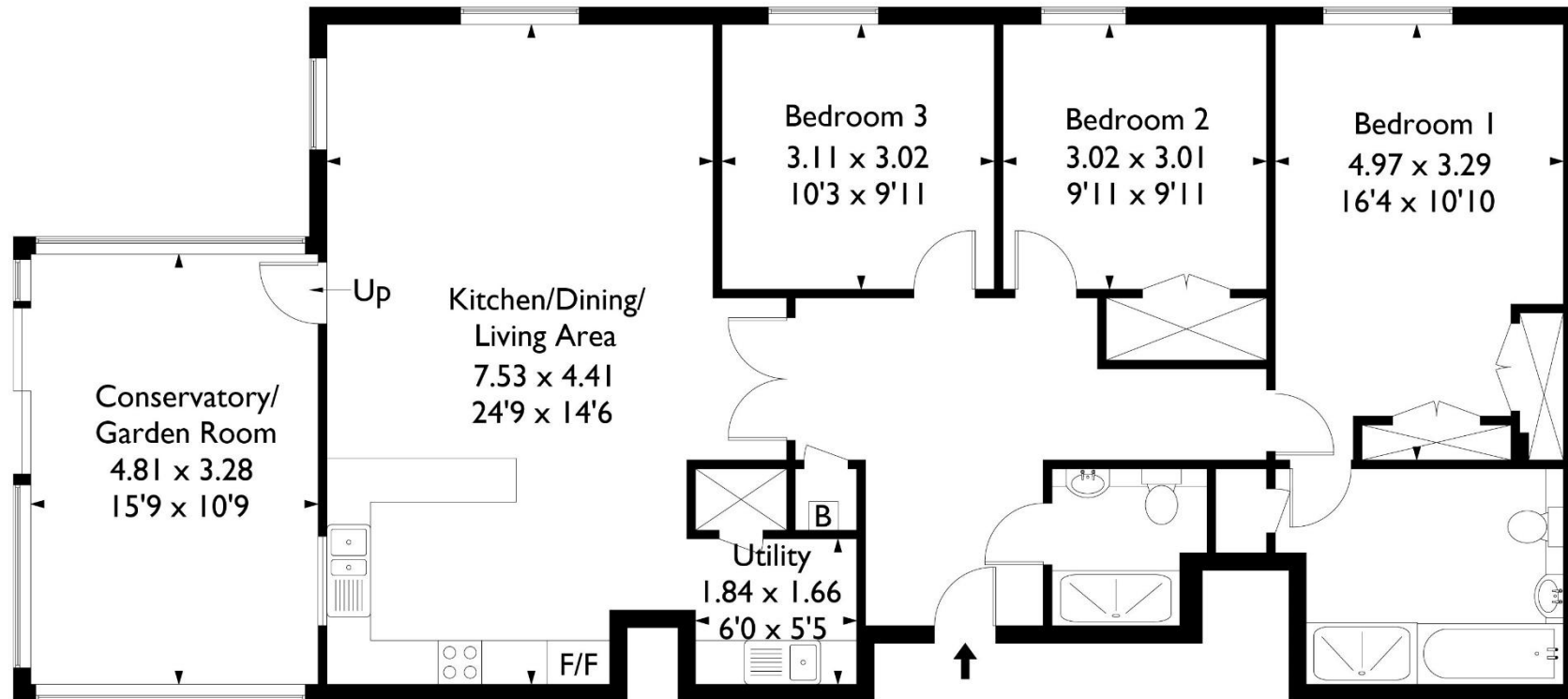
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





South Contemporis, 10 Merchants Road, Clifton, Bristol BS8 4HB

Approximate Gross Internal Area = 117.45 sq m / 1264.22 sq ft



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.