

Penthouse, Contemporis

Merchants Road, Clifton





Exceptional penthouse in the heart of Clifton Village offering three double bedrooms, three bathrooms, two balconies, two terraces, lift access, secure parking and stunning far-reaching views — no onward chain.



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Summary of accommodation

The Penthouse

Fourth Floor: Open plan living space | Kitchen | Principle bedroom with ensuite | Guest bedroom with ensuite
Double bedroom | Family shower room | Two balconies.

Situation

(Distances and times are approximate)



Contemporis occupies a sought-after position in the very centre of Clifton Village — renowned for its vibrant mix of boutiques, cafes and restaurants.



The area is well served by reputable schools including Clifton College and Clifton High School.



The Clifton Suspension Bridge, Clifton Downs and Christchurch Green are a short walk away, offering access to green open space.



The city centre is within 1.5 miles, with excellent transport links via Temple Meads station and the M32.



The Property

Positioned at the rear of the prestigious Contemporis development, this exceptional penthouse apartment offers generous proportions, tranquillity and privacy, all in the heart of Clifton Village. Occupying approximately 1,704 sq ft, the property boasts lateral space and natural light, complemented by far-reaching views over North Somerset.

The apartment is accessed via lift to the top floor and features a particularly impressive open-plan living/dining room, measuring over 36 ft in length, with floor-to-ceiling glazing opening onto a large west-facing roof terrace. The adjoining kitchen is well-appointed with granite worktops, ample cabinetry and a sociable layout ideal for entertaining.

There are three generous double bedrooms, two of which benefit from en suite facilities, with access to an additional east-facing balcony. A third family bathroom, extensive storage, and two secure underground parking spaces further add to the convenience. The property is offered to the market with no onward chain.



Property Information

Tenure: Leasehold

Local Authority: Bristol City Council

Council Tax: Band G

EPC: D

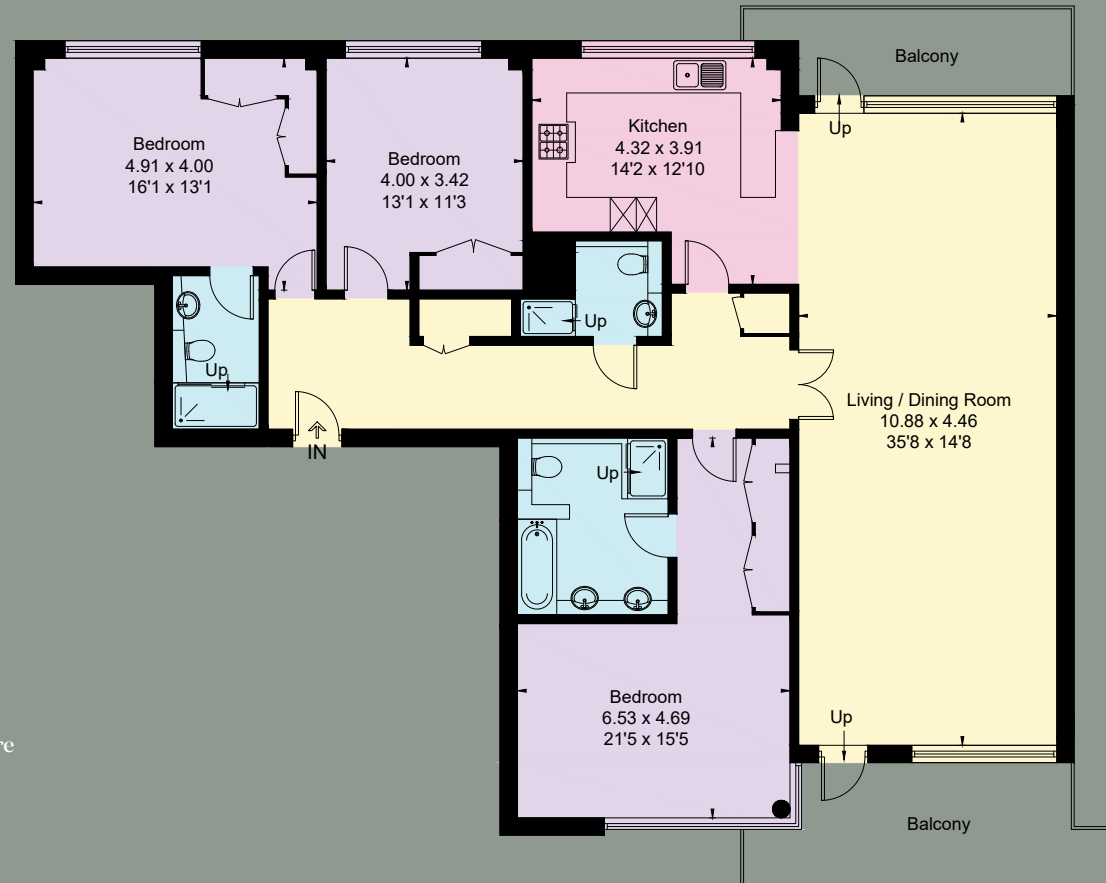
Guide Price: Offers in excess of £1,000,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
158.5 sq.m / 1706 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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