



36 Merchants Road, Bristol, BS8 4HB

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A very rare opportunity to purchase a spacious (1704 sq ft), peaceful, light and airy three double bedroom penthouse apartment, conveniently located in the heart of Clifton Village, close to it's many amenities, with the added benefits of two secure underground parking spaces, two roof terraces, some stunning outlooks over North Somerset, three bedrooms, three bathrooms, two ensuite and a lovely, particularly spacious through living/kitchen/dining space (36' by 14'6"). It is worth noting the property sits to the rear of this recent development and benefits from a great deal of peace and quiet. It should also be noted this property is offered for sale with no onward chain.



3



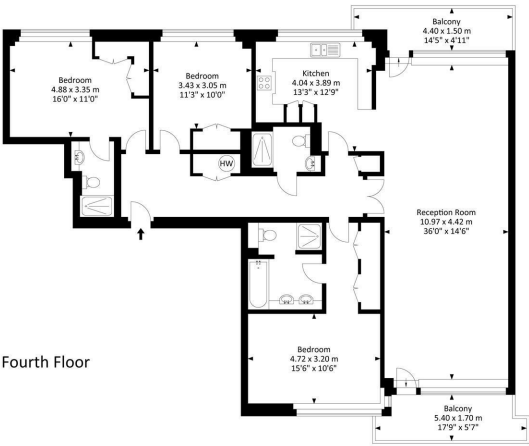
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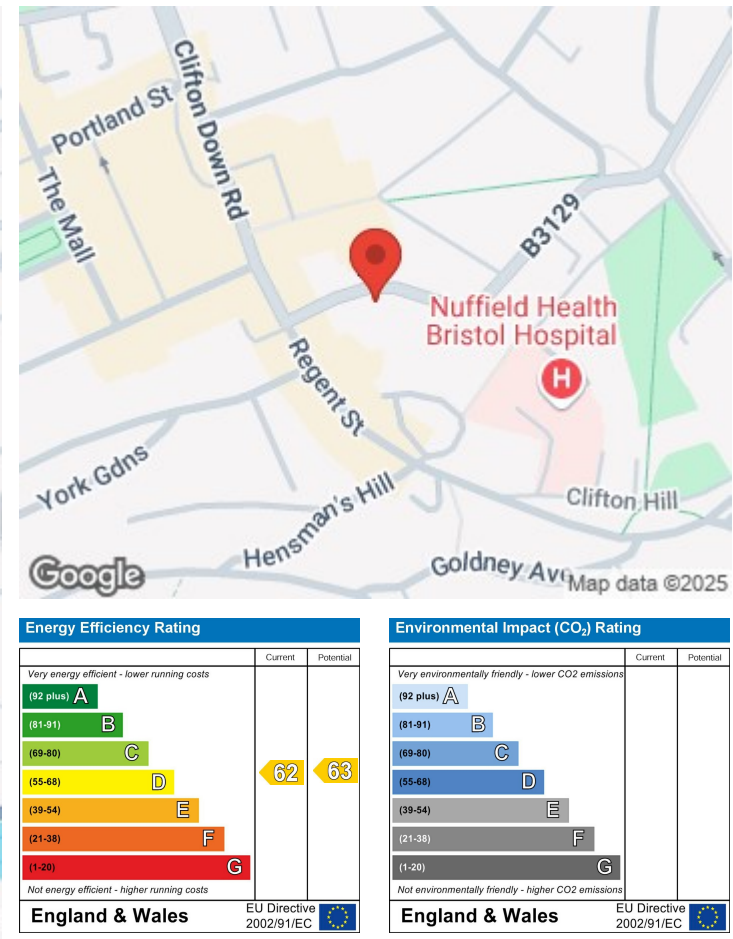
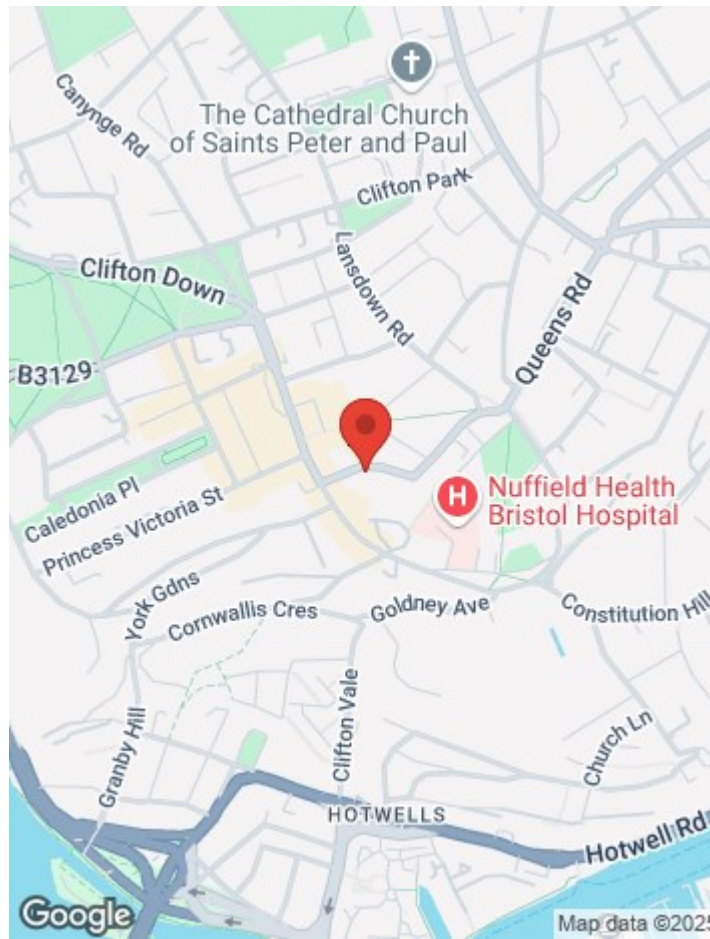
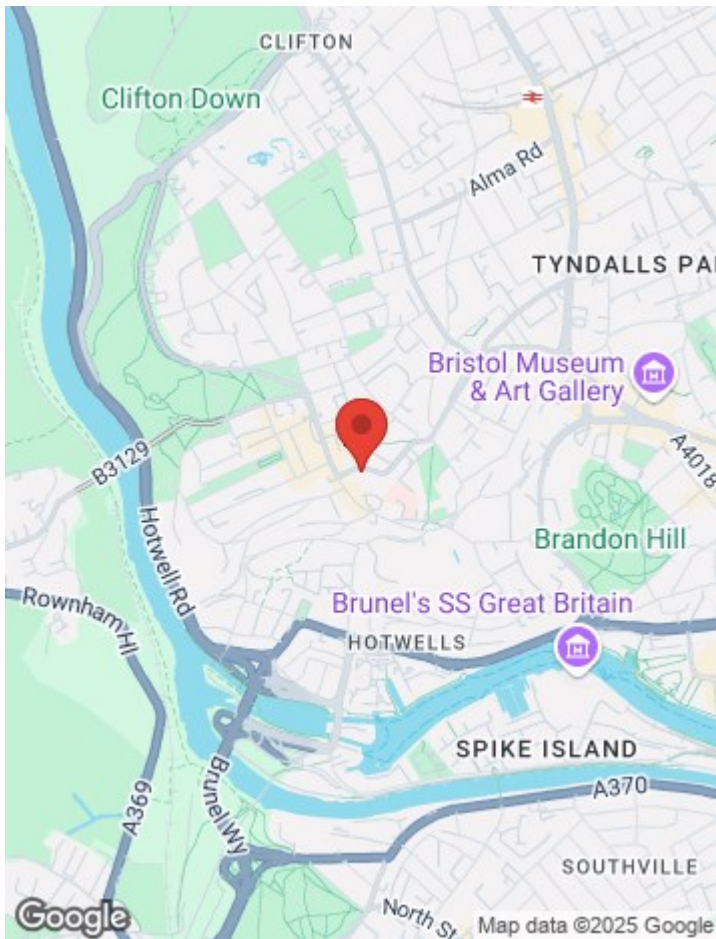
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Approx. Gross Internal Area
1704.0 Sq.Ft - 158.30 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



OTHER INFORMATION



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IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.