



| South Contemporis |

Guide Price £399,950

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

- Close To a Range of Amenities
- Practical, Open-Plan Living Space
- 2 Double Bedrooms
- Principal Bedroom With Full En-Suite
- Located Away From Traffic
- No Chain

The property is secure, spacious and offers the best of open plan living. Located on the ground floor and towards the rear of the development, it offers very accessible lateral living. With beautiful modern features, doors out to the communal garden, 2 double bedrooms (primary with full en-suite), a shower room, single secure parking space and lift access, this fantastic property is sure to attract a range of buyers. A decided advantage of South Contemporis is that there is an on-site caretaker during the working week that oversees the communal areas and maintenance of the building. Clifton Village has a unique feel within Bristol, with a range of independent shops, restaurants, bars and pavement cafés creating a very special atmosphere, enhanced by wonderful architecture and open spaces. There are also a range of health and wellbeing services located within the area.

From Merchants Road, a secure pedestrian gate provides flat access across a courtyard to the rear of the development. A secure communal door opens up on to a shared hallway, where the private entrance to the flat is located. It is worth noting that the building has a lift to the shared garage below and to the upper floors. The lift is located near to the flat, adding to convenience and ease of access. Once in the apartment, the inner hall, with hard-wearing tiled flooring, gives passage to all of the rooms, together with a sizeable useful storage cupboard and an airing cupboard with shelving hot water cylinder. The living space is open-plan and for the most part neutrally carpeted with tiled floor in the kitchen area. There is substantial glazing to the side, including a door out to a communal garden, as well as windows to the rear of the





room, creating a really open ambience. The space easily and logically zones into spaces for relaxing, dining and cooking. The kitchen comprises a range of wall and base units, worktops that tone with the tiled floor and contrasting upstand, sink/drain, integrated oven and hob, integrated washer/dryer, integrated half size dishwasher and fridge/freezer.

Bedroom 1 is an ample double bedroom, with window to the rear, carpeting and is neutrally decorated. Leading to the en-suite is a run of built-in wardrobes providing excellent floor to ceiling storage. The sizeable en-suite comprises a bath, shower cubicle, low level WC, wash hand basin and is fully tiled with extractor fan. Bedroom 2 is also a double room with window to rear and carpeting. Again, this room has significant built-in storage. The final room is the shower room with shower cubicle, low level WC, wash hand basin, extractor fan and neutral tiling.

There is secure off-street parking and the space for this property is labelled number 40. Furthermore, there is a secure bike lock up area for those keen to enjoy riding on the nearby Clifton Downs or over the iconic Clifton Suspension Bridge to the open spaces at Ashton Court.



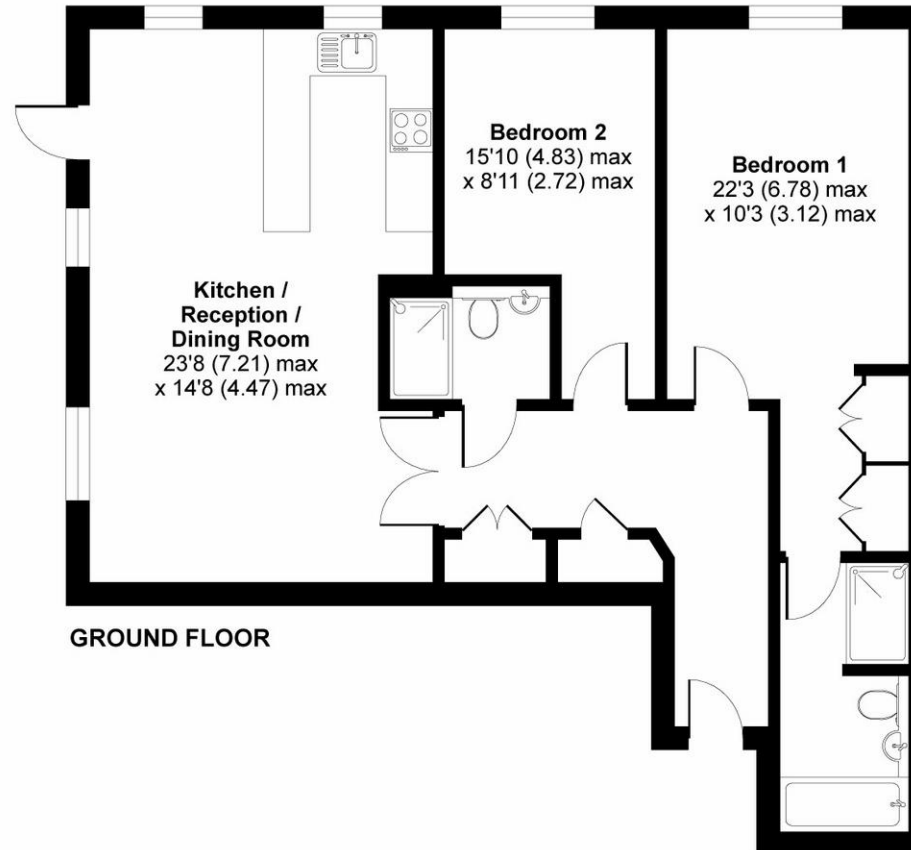
**Energy Performance Certificate
Rating D**



Merchants Road, Clifton, Bristol, BS8

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1150167



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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