



THE PENTHOUSE, CONTEMPORIS



# CONTEMPORIS, CLIFTON VILLAGE, BS8

A simply stunning penthouse apartment in the centre of Clifton Village, affording far reaching views and boasting wonderful contemporary accommodation throughout and complemented by two fantastic roof terraces and four private parking spaces.



Local Authority: Bristol City Council

Council Tax band: G

Tenure: Leasehold

Service Charge: £10,800 per annum

Guide Price: £1,500,000



## THE PROPERTY

This delightful penthouse apartment has been completely refurbished and remodelled by the current owner to an exacting standard, offering two magnificent living spaces. One of the main reception spaces is the open plan Kitchen/Dining/Living space which informally divides into a Kitchen area, with a stylish modern kitchen that returns to create a large breakfast bar incorporating a myriad of quality appliances. The room then flows naturally to a dining area and a living space, all with full height windows allowing natural light to flood into the heart of the room. The large separate sitting room is absolutely delightful with triple aspect full height windows from which to enjoy the far reaching views, and affording access to the principle South and West facing roof terrace, making a wonderful entertaining space to receive guests, perhaps the best in Clifton!







The Master Suite is excellent, with a dressing area served via large built in wardrobes leading to the bedroom that enjoys private access to the East facing roof terrace, ideal for the morning sun. The well appointed ensuite is fully tiled, with walk in shower and double vanity. The washing machine and tumble dryer are neatly hidden behind built in cabinetry in the ensuite. The guest bedroom is comfortably proportioned with built in wardrobes and a fully tiled ensuite shower room. There is a further guest bathroom off the main hall.



This iconic penthouse apartment is extremely impressive on the inside, but the two private roof terraces are arguably the best attribute. The smaller of the roof terraces faces East and is accessed directly from the master bedroom suite which is ideal for private morning coffee. The second roof terrace is South and West facing, and is accessed off the suiting room, laid with astro turf this terrace is large and enjoys views of the city scape and beyond. This apartment really does cater for any discernible purchaser looking to enjoy an “Al Fresco” lifestyle. The Penthouse also benefits from two pairs of tandem parking spaces allowing secure private parking for four vehicles and two further storage rooms alongside the parking.

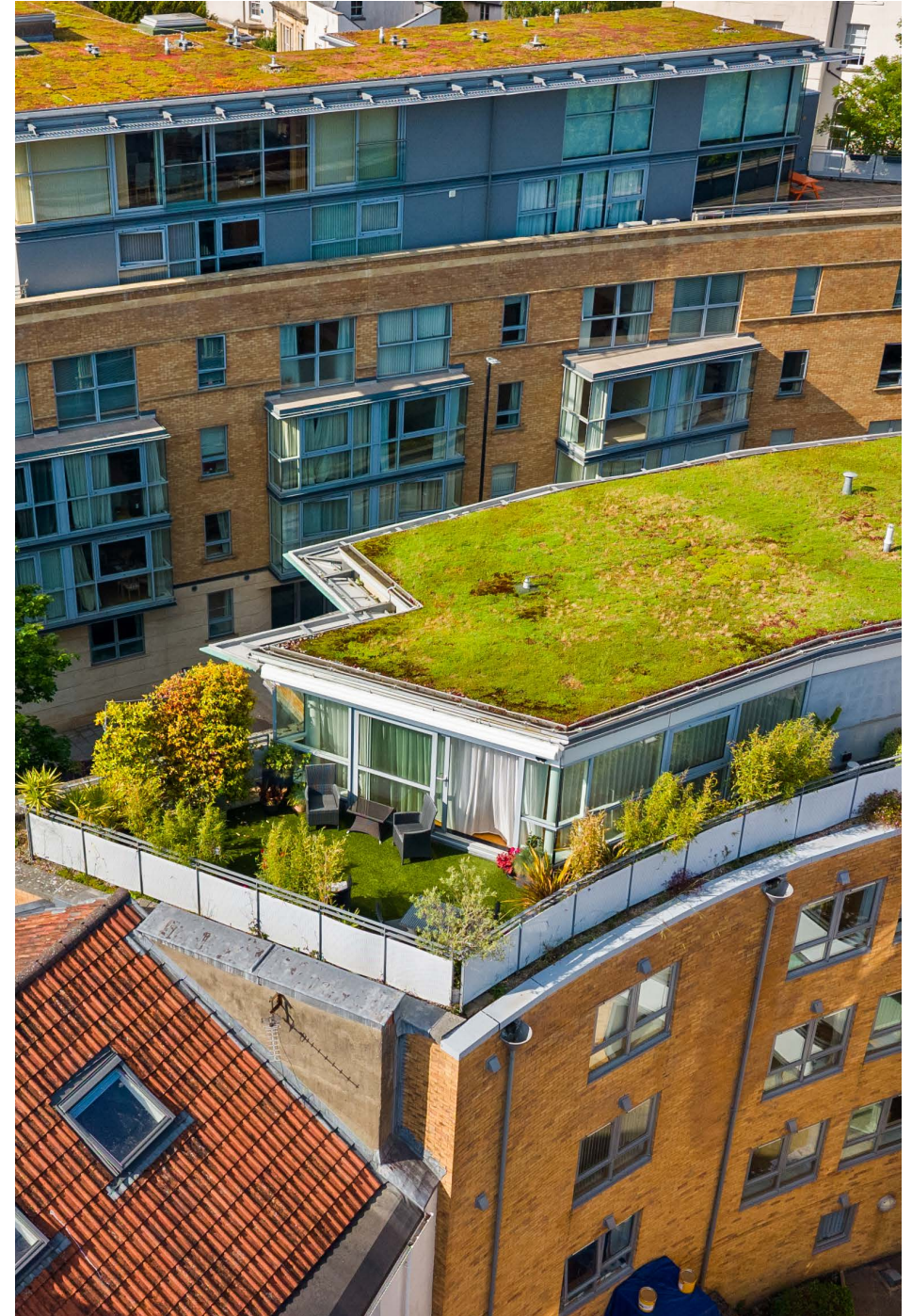




## LOCATION

Contemporis occupies a sought-after position in the very centre of Clifton Village - renowned for its vibrant mix of boutiques, cafes and restaurants. The Clifton Suspension Bridge, Clifton Downs and Ashton Court are just a short walk away, offering easy access to green open space.

The city centre is in within 1.5 miles, with excellent transport links via Temple Meads station and the M32. The area is well served by reputable schools including Clifton College and Clifton High School.







**TOTAL: 2320 sq. ft, 215 m<sup>2</sup>**  
**The Penthouse, Contemporis, 10 Merchants Road, Clifton, Bristol, BS8 4HB**

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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