



First Floor Flat, Flat 5 North Contemporis, Merchants Road

Guide Price £465,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4HH

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A stylish and immaculately presented 2 double bedroom, 2 bath/shower room first floor purpose-built apartment positioned in the heart of Clifton Village with private balcony, allocated parking space and lift access.

Key Features

- Excellent location on the doorstep of the Village which offers a variety of shops bars and restaurants.
- Contemporary fixtures and fittings plus double glazing throughout.
- Large southerly facing 21'10 x 5'3 balcony.
- Underground allocated parking space with EV charger.
- To be offered to the market with no onward chain.

ACCOMMODATION

APPROACH: from the pavement the property can be accessed via a secure key fob entry system which leads into the communal area where the carpeted staircase ascends to the lift or stairwell, both of which ascends to the first floor.

ENTRANCE HALLWAY: a welcoming space with door entry intercom system, inset ceiling downlighters, electric wall mounted heater, large cloaks storage cupboard also housing electrical consumer unit, **Airing Cupboard** housing new water cylinder with wooden slatted shelving above. Skirting boards, wooden flooring, doors radiate to open plan kitchen/dining/sitting room, bedroom 1, bedroom 2 and family bathroom/wc.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (29'2" x 13'10") (8.89m x 4.21m) measured as one but described separately as follows:

Kitchen: fitted with a matching range of wall, base and drawer units with square edge worktop over, tiled upstand, integrated appliances include Siemens electric oven with Smeg hob over, fridge/freezer, washer dryer and slimline dishwasher. Inset 1½ bowl stainless steel sink with mixer tap over and drainer unit to one side, inset ceiling downlighters, tiled flooring.

Living/Dining Area: ample space for sofas and dining room furniture, inset ceiling downlighters, electric wall mounted radiators. A stunning light filled space with double glazed window plus sliding double glazed doors which give access out onto the private balcony.

Balcony: (21'10" x 5'3") (6.65m x 1.60m) a beautiful southerly facing balcony with wooden decking and glass balustrade.

BEDROOM 1: (15'3" x 10'4") (4.64m x 3.16m) a generous sized double bedroom which benefits from large dressing area and en suite bathroom/wc.

Bedroom Area: ceiling light point, Juliette balcony plus double glazed door giving access out onto the private balcony, electric wall mounted radiator, wooden flooring, skirting boards.

Dressing Area: inset ceiling downlighter, two sets of wardrobes with hanging rails and storage shelf above, wooden flooring, skirting boards, door leading to:-

En Suite Bathroom/wc: a modern bathroom suite comprising low level wc with concealed cistern, wash hand basin, panelled bath with handheld shower over, large separate shower enclosure with sliding glass door, inset ceiling downlights, extractor fan, large built in mirror, tiled walls, wall mounted chrome towel radiator, tiled flooring.

BEDROOM 2: (13'1" x 9'2") (3.98m x 2.80m) a double bedroom with large double glazed windows overlooking the private balcony, ceiling light point, wall mounted electric radiator, wooden flooring, skirting boards.





SHOWER ROOM/WC: a white shower suite comprising low level wc with concealed cistern, wash hand basin, double shower enclosure with sliding glass shower screen, built in mirror, inset ceiling downlights, extractor fan, tiled walls, chrome towel radiator, tiled flooring.

OUTSIDE

PARKING: the property benefits from an allocated secure gated off street parking space which is accessed via the lift or stairwell on the lower level of the building. EV charging point. The space is numbered 53. This is also where the bin storage for the flats within the apartment block can be found. There is also a secure, communal bicycle storage room.

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.

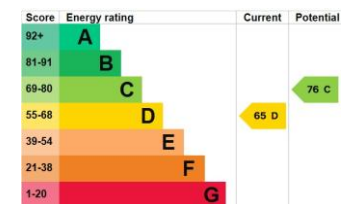
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 1 January 2002. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £325.30 and includes water charges. There is also ground rent payable of £250 per annum. This information should be checked by your legal adviser.

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

PLEASE NOTE:

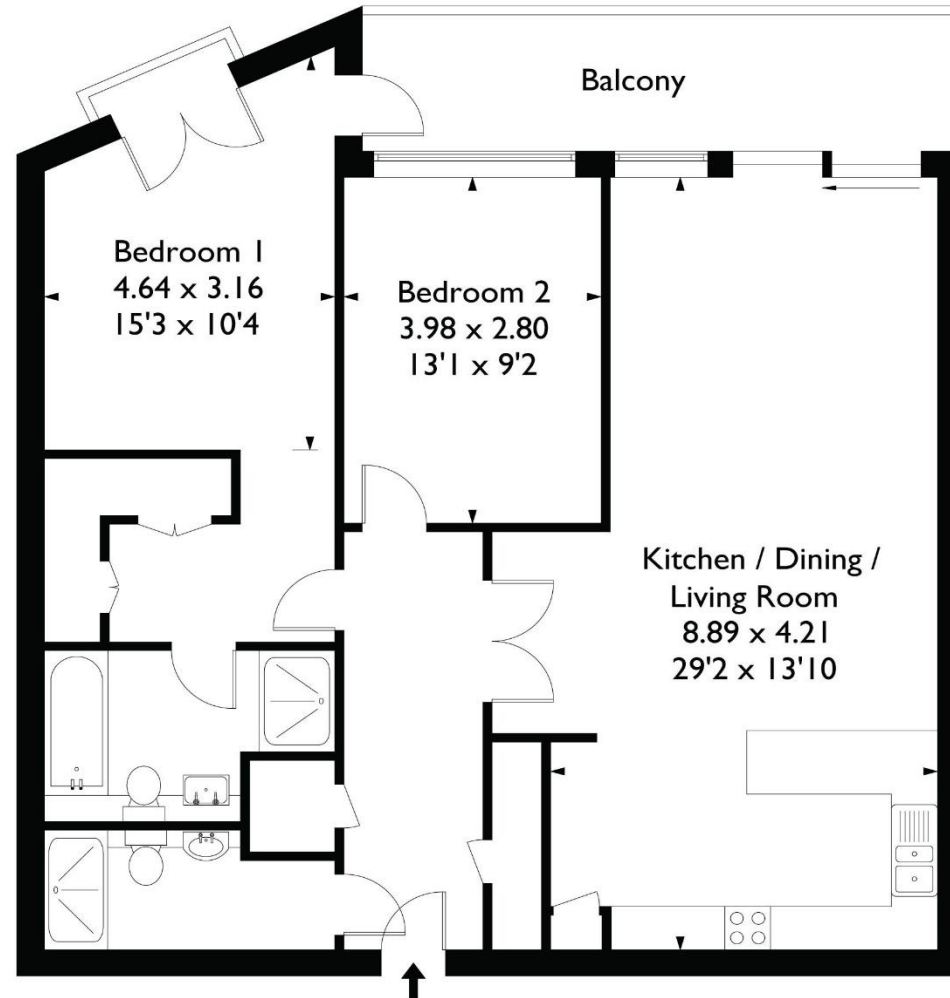
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



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

North Contemporis, Merchants Road, Clifton, Bristol BS8 4HH

Approximate Gross Internal Area 89.1 sq m / 958.7 sq ft



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.