

Flat 41, North Contemporis, 20 Merchants Road, Clifton, BS8 4HH

£1,450 Per Calendar Month

marktempler

RESIDENTIAL LETTINGS





PROPERTY TYPE

Flat



LOCATION

Situated in the heart of Clifton



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Heating



PARKING

Permit parking via Bristol City Council



OUTSIDE SPACE

Private Terrace



EPC RATING

C



COUNCIL TAX BAND

C

Stylish one-bedroom apartment  
First floor apartment with lift access  
Holding deposit - £357.69  
Security deposit - £1,788.46  
EPC Rating - C  
Council Tax Rating - C

## What will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.

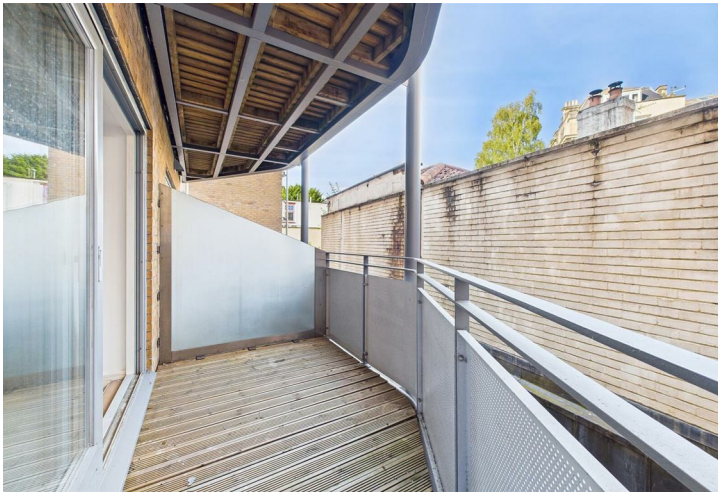


Modern open-plan living room and kitchen  
Modern bathroom with both a full-size bath and separate walk-in shower  
Private balcony accessed from the living area, ideal for outdoor seating or relaxing  
In the heart of Clifton Village and local amenities including cafes, shops, and restaurants

Available From

The property is available to move into from approximately 17th July 2026

There is a service charge £50 per calendar month for the water and sewerage rates.



### Utilities

Mains water and drainage, mains electric supply, electric heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

### Broadband

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000Mbps. This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires.

### Mobile phone signal / coverage

There is limited to likely coverage indoors depending on the provider and likely coverage outdoors with a range of providers. This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires.



For the latest properties and local news follow Mark Templer Residential Lettings on:



