



PENTHOUSE APARTMENT
CONTEMPORIS
CLIFTON

THE PENTHOUSE, 35 CONTEMPORIS, CLIFTON, BRISTOL, BS8 4HB

A SIMPLY STUNNING PENTHOUSE APARTMENT IN THE CENTRE OF CLIFTON VILLAGE AFFORDING FAR REACHING VIEWS AND BOASTING WONDERFUL CONTEMPORARY LIGHT AND BRIGHT ACCOMMODATION THROUGHOUT AND COMPLEMENTED BY TWO FANTASTIC ROOF TERRACES. THIS FABULOUS OPPORTUNITY BENEFITS FROM FOUR PRIVATE CAR PARKING SPACES AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

SUMMARY OF ACCOMMODATION

This delightful penthouse apartment has been completely refurbished and remodelled by the current owner to an exacting standard, offering two magnificent living spaces. The Penthouse also benefits from 2 pairs of tandem parking spaces allowing secure private parking for four vehicles.

The first being the 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 it 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 that lead to the bedroom that is a nicely proportioned double that enjoys private access to the East facing roof terrace, which is ideal for the morning sun. The well appointed ensuite is fully tiled. The guest bedroom is comfortably proportioned with built in wardrobes and also has the benefit of a fully tiled ensuite.

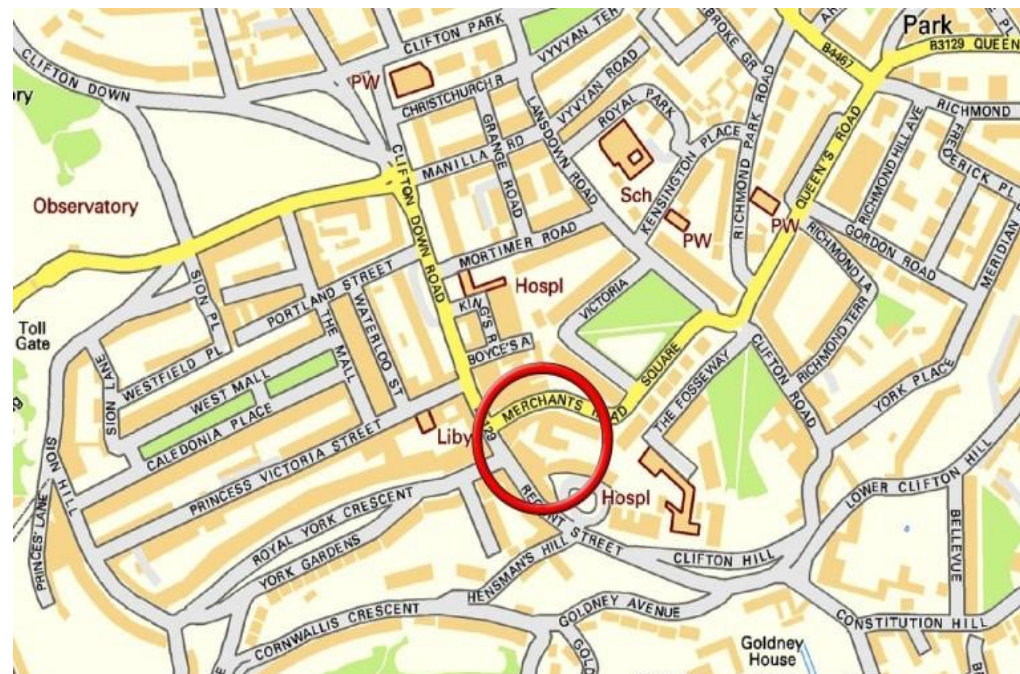
This iconic penthouse apartment is extremely impressive on the inside, but the two private roof terraces are arguably the best attribute. The smaller roof terrace faces East and is accessed directly from the master bedroom suite which is ideal for private morning coffee. The second roof terrace is south 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.

LOCATION

Clifton Village and its wide range of high street shopping facilities, boutiques and restaurants is approximately 200 yards walking distance. There is a good selection of both private and state schooling, some of which include Clifton College, Clifton High School and Christ Church Primary School. Clifton College also offers a fitness club, which is approximately 1 mile walking distance from the property.

Bristol City Centre and the M32 link to the M4/M5 motorway network is approximately 1.5 miles travelling distance. Temple Meads and Parkway Railway Stations offer direct links to London Paddington and are within 4 miles travelling distance.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Clifton Downs and The Ashton Court Estate, which is across the famous Clifton Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing facilities at “The Wave” in South Gloucestershire.





USEFUL INFORMATION

TENURE: We understand to be a leasehold with a share of Freehold. This should be checked by your legal adviser

EPC – D (63) with potential of C (76)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: G (£4,552.80 for 2026/27)

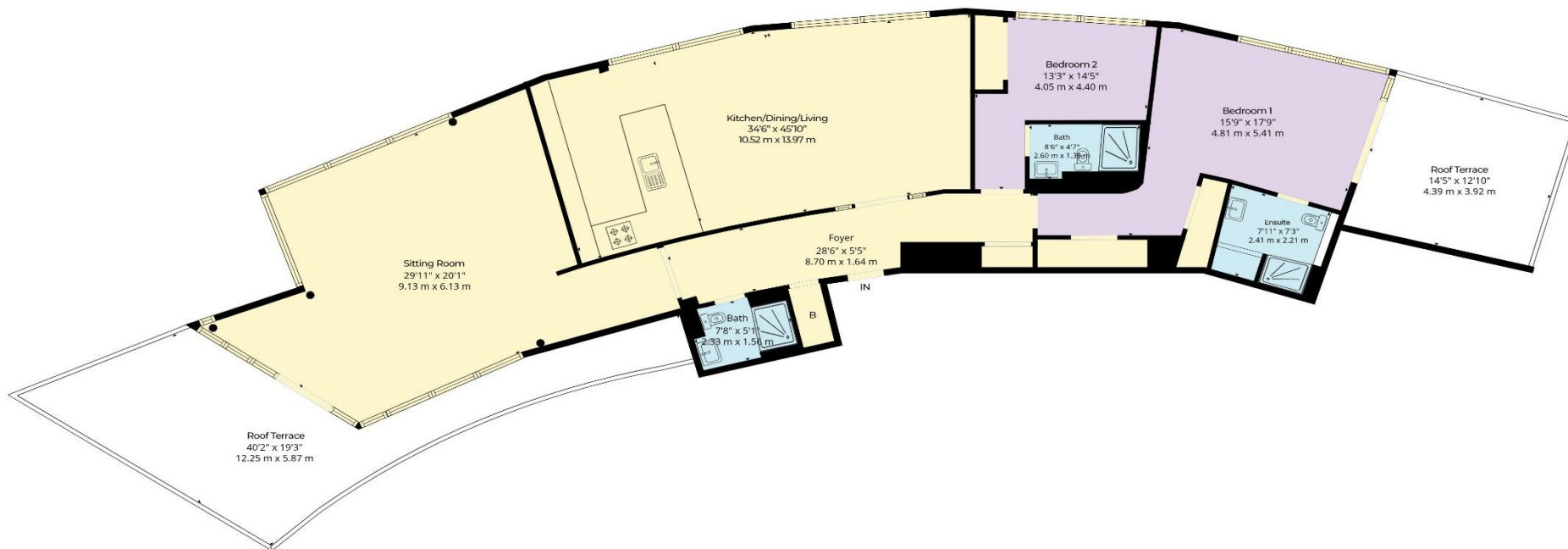
BROADBAND: Ultrafast Broadband – Download up to 1800 Mbps

MOBILE PHONE COVERAGE: Data and voice “Good” available for 02, EE, Three and Vodafone

SERVICE CHARGE: We understand from the vendor that the service charge is approx £10,000 per annum

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.



TOTAL: 2320 sq. ft, 215 m2
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





ESTATE AGENTS

28 Princess Victoria Street,
Clifton, Bristol, BS8 4BU

Tel: (0117) 973 1516

Website: www.hydes.co.uk

Email: post@hydes.co.uk





Hydes
OF BRISTOL