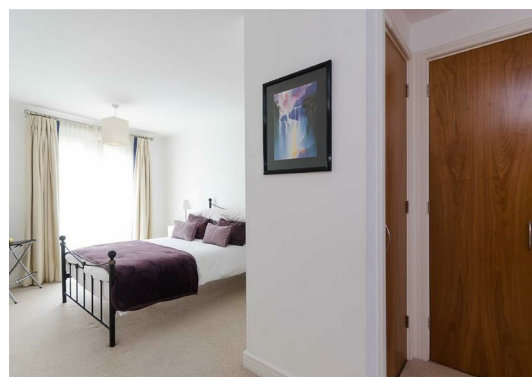




Flat 10 North Contemporis, Bristol, BS8 4HH

Guide Price £425,000 Leasehold

A beautifully presented, two bedroom apartment in this prestigious block in the heart of Clifton Village. This light and airy second floor apartment has a southerly facing balcony, well-appointed kitchen and two double bedrooms, both with Juliet balconies, plus an en-suite bathroom to the master bedroom. It further benefits from an allocated secure underground parking space, passenger lift to all floors and security entrance phone access.



Summary Of Accommodation

The property is approached via a communal entrance lobby and passenger lift to the second floor. The immaculately presented apartment has a spacious entrance hall with a large storage cupboard and separate airing cupboard. This leads into the open plan living and dining area which is well lit by ceiling down lighters plus floor to ceiling patio doors, opening on to a good size southerly facing timber decked balcony. To one end of the living area is a contemporary, well-appointed kitchen with fully integrated appliances. The entrance and living area have stripped wood effect flooring throughout.

The master bedroom features a Juliet balcony and benefits from fitted wardrobes in a separate dressing area which provide ample storage space. This leads to a fully tiled ensuite bathroom with white suite, including both bath and separate shower cubicle, and has a heated towel rail and contrast tile flooring. The second double bedroom has a fitted corner wardrobe and Juliet balcony. In addition the property features a spacious family shower room which is fully tiled, with contrast tile flooring.

The apartment further benefits from double-glazing throughout and wall mounted security entrance phone. Additionally, there is the convenience of an allocated secure underground parking space.

OTHER INFORMATION

Management Company - The complex is managed by Hillcrest Management Company (0117 9730600 or www.hillcreststates.co.uk) with a service charge of £2,000 per annum. This includes the buildings insurance, general maintenance and cleaning of the communal areas.

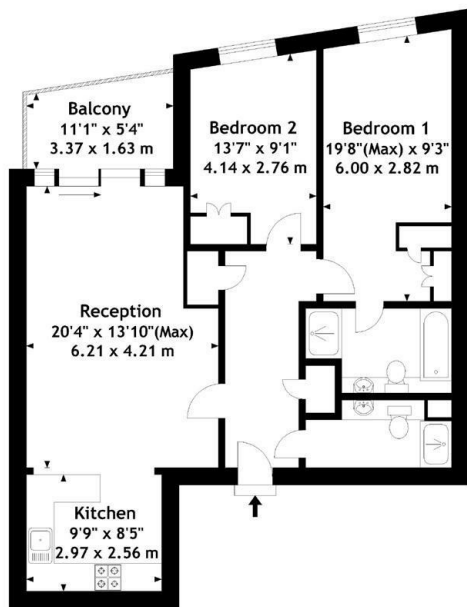
Council Tax - Bristol City Council (0117 922 2000 or www.bristol.gov.uk). We understand the property to be Band D.

Tenure - We understand to be the remainder of a 999 year lease term from 2004 with an annual ground rent of £75.00.

Viewings - Strictly by prior appointment with the sole agents Hydes of Bristol - 01179731516



Flat 10 North Contemporis, 20 Merchants Road, Clifton Bristol BS8 4HH
Approx. Area 851.42 Sq. Ft - 79.09 Sq. M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	75	85



1 West Mall, Bristol, BS8 4BH
Tel: 0117 973 1516
post@hydes.co.uk
www.hydes.co.uk

