

45 North Contemporis 20 Merchants Road, Bristol, BS8 4HH

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A superb three bedroom balcony apartment situated in the very heart of Clifton village offering a truly desirable combination of commodities including outside space, a passenger lift access and secure underground car parking. The property is offered for sale in show house condition providing an incoming purchaser with a turnkey experience.

The property provides some 1471 square feet (136 square meter) of internal space including an impressive 32'3 x 30' open plan kitchen/living/dining space that in turn opens directly onto a sizeable balcony complete with glass balustrade and professionally installed, low maintenance high quality decking. The beautifully fitted kitchen is comprehensively equipped to include two combination ovens (one with microwave function), a Blanco hot water tap, as well as a hob. Two of the bedrooms offer luxuriously appointed en-suite bath/shower rooms and a further guest/third bedroom has use of a separate cloakroom that cleverly incorporates a utility area. Ample storage space is provided by way of built in wardrobes to all of the bedrooms (the master bedroom having a dedicated dressing area) as well as a large entrance hall storage cupboard. The communal parts within North Contemporis are meticulously maintained under strict cleaning and service schedules resulting in excellent first impressions upon arrival. The passenger lift allows access to all floors within the development including directly to the underground car park.

In summary, this apartment offers the discerning purchaser maintenance and hassle free living within the very centre of Bristol's most fashionable and sought after suburb



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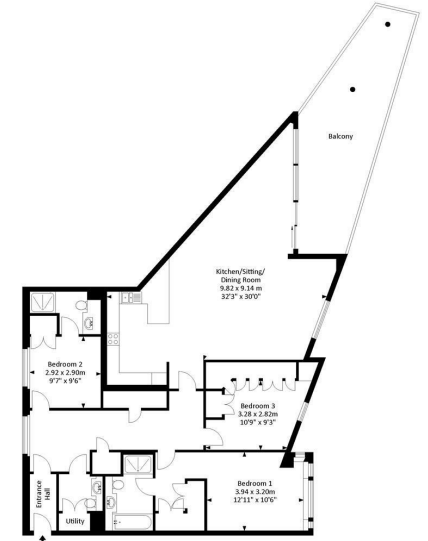
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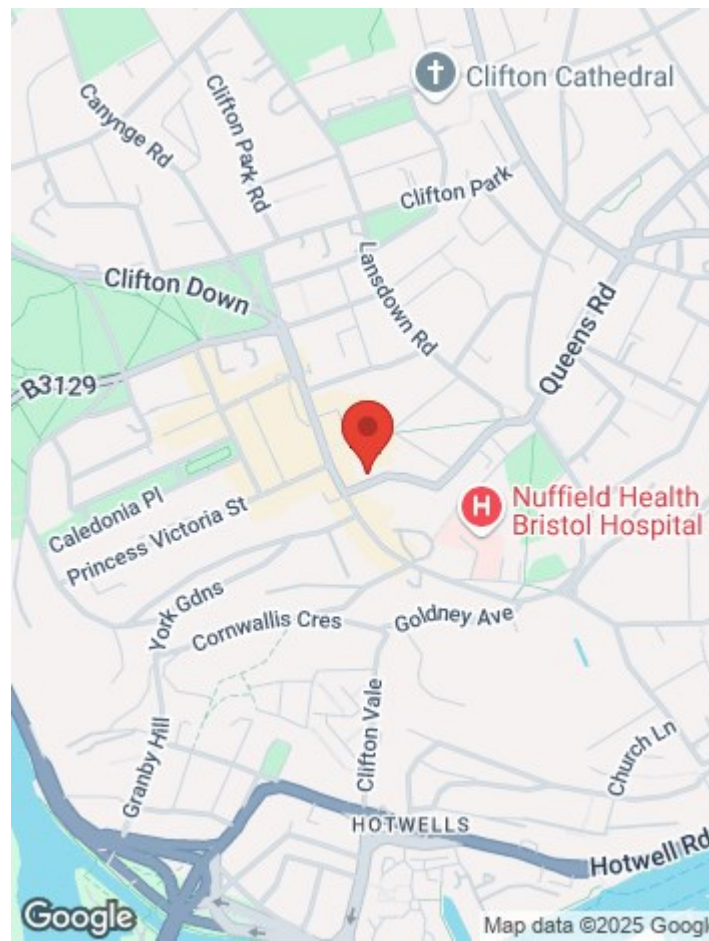
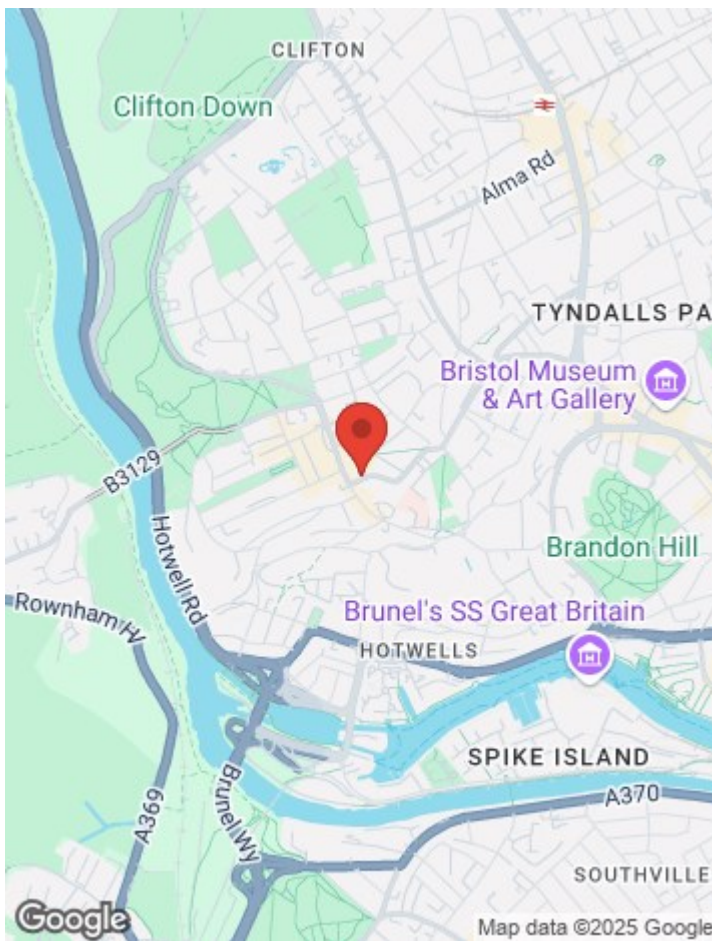
Approx. Gross internal Area
1471.00 Sq.Ft - 136.60 Sq.M



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 misstatement.
Floor plan produced by Westcountry EPC.

Second Floor





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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive	2002/91/EC	

OTHER INFORMATION



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