



**North Contemporis  
Bristol  
BS8**





*0.05 miles Clifton Village,  
0.9 miles Park Street,  
2.9 miles Temple Meads,  
7.6 miles Bristol Airport, (all  
distances are approximate).*

Services: Mains drainage and  
electricity.



## North Contemporis

6 North Contemporis is an immaculately presented lateral apartment found on the first floor of this highly desirable modern residential development in the heart of Clifton Village.

A most impressive feature is the apartments' open plan kitchen breakfast and living area which enjoys a sunny aspect measuring over 32 feet in width. Creating the perfect place to entertain, this spectacular room is almost fully glazed to one side and serviced by a bespoke kitchen breakfast area complete with ample integrated storage and high-end appliances all of which flows via sliding doors to a generous balcony. The hallway, kitchen and en-suites also benefit from remotely controlled underfloor heating.





## Exceptional and generously proportioned modern apartment with private balconies and parking.



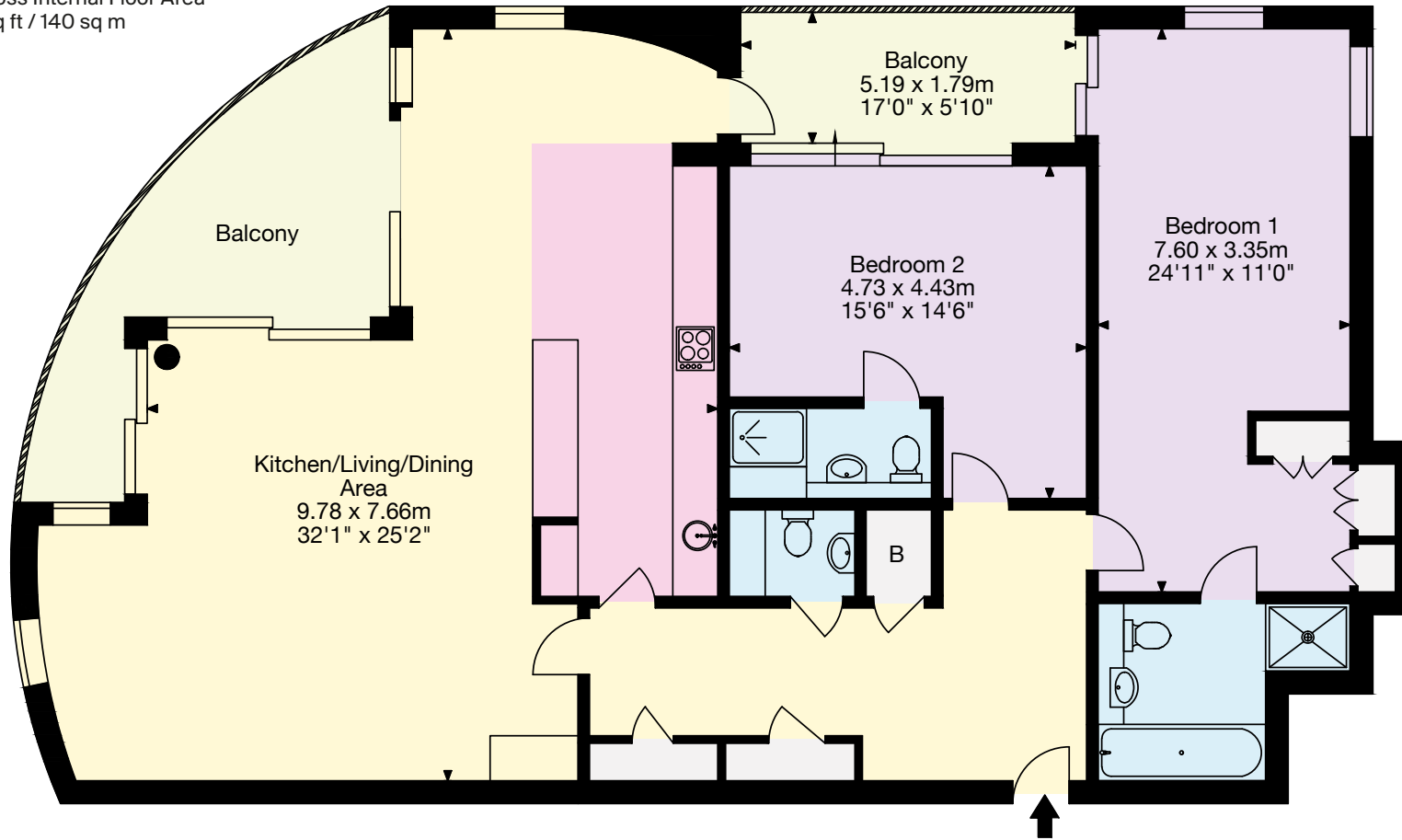
From a wide entrance hall there are two bedrooms with the principal suite benefiting from a dual aspect, ample fitted wardrobe space and large luxurious tiled en-suite bathroom with separate shower. The guest bedroom also enjoys a tiled en-suite shower room with both bedrooms having access to the additional balcony with easterly aspect.

Coupled with the two private balconies, there is allocated undercroft parking for one vehicle.

### Viewing

Viewing is strictly by prior appointment with agents, Knight Frank.

Approximate Gross Internal Floor Area  
1,505 sq ft / 140 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

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**I would be delighted to tell you more.**

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