estate agents auctioneers

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Second Floor Flat, 12 Royal York Crescent, Clifton, Bristol, BS8 4JY

£415,000

A well configured and generously proportioned (970 sq ft) period apartment situated on the upper floors of the ever popular Royal York Crescent. Fine views & Small balcony.

- Royal York Crescent
- Period Conversion
- Open plan Living area
- Potential to Improve
- Two Double Bedrooms
- Small Balcony
- Gas Central Heating

The Property
This apartment is situated on Royal York Crescent, which is an iconic terrace of Grade II listed Georgian buildings yards from Clifton Village.

Accessed via an original staircase/entrance hall the property encompasses the second floor level of the building. Internally the property offers a generous circa 970 Sq ft footprint, with a lounge area at the front complete with two sash windows which provide stunning views over the City of Bristol. A kitchen/diner has been cleverly incorporated into the heart of the property, complete with matching wall and base units and integrated appliances.

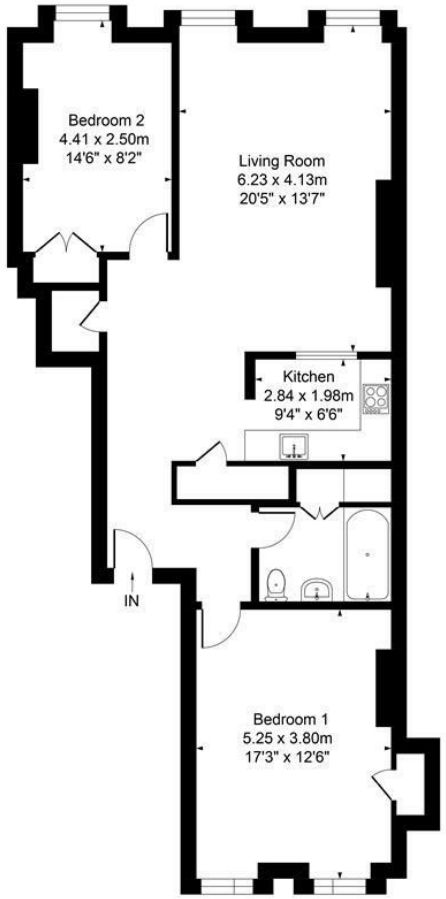
The Main Bathroom (accessed via lounge area) offers a contemporary tiled finish throughout, with mains fed shower over bath, low level W.C and wash basin. Bedroom 2 again prospers from fine views and storage whilst Bedroom 1 is positioned at the rear of the property and has the benefit of integrated wardrobes.

Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Further Information
Share of Freehold
Management fee £100pcm.

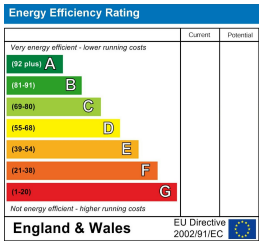
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

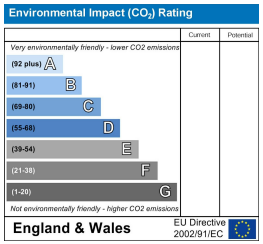
APPROX. GROSS INTERNAL FLOOR AREA 972 SQ FT 90.29 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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