estate agents auctioneers

hollis morgan

Top Floor Flat, 33 Royal York Crescent, Clifton, Bristol, BS8 4JU

£415,000

Hollis Morgan - With commanding views over the Harbourside, south of the City as well as the rolling countryside beyond, this top floor two double bedroom apartment is part of the Regions most iconic and prestigious addresses. Available chain free.

- Top Floor Flat
- A Stunning & Iconic Period Terrace
- Grade II Listed
- Two Double Bedrooms
- Impressive Views
- Gas Central Heating
- Separate Kitchen / Diner
- Communal Residents Garden
- Highly Sought After Location
- Chain Free

The Property
With incredible far reaching views, this charming apartment is located on the top floor of the most iconic terrace in the region and is a fine example of Georgian architecture showcasing a range of original features characteristic of properties of this era.

The accommodation is conveniently located off a spacious central hallway with storage cupboard.
A good sized living room with stunning feature fireplace is located at the front of the building and thanks to its elevated position, benefits from spectacular southerly views over the harbourside, South Bristol as well as the countryside beyond.
Adjacent is a separate kitchen / diner with a range of gloss handleless wall and base units with a range of integrated appliances including gas hob, extractor hood, oven, fridge freezer, dishwasher and washing machine.

Set at the rear of the property, there are 2 generous double bedrooms with a unique perspective over the neighbouring roof tops and a well appointed fully tiled shower room completes the accommodation boasting, large walk in cubicle with mains fed shower, basin with vanity storage, low level WC and heated towel rail.

Location
Reputed to be the longest crescent in Europe, Royal York Crescent is certainly one of the most impressive terraces in the West Country, let alone Clifton and extends from Regent Street, with its range of independent retailers and restaurants to Sion Hill with the famous Avon Gorge Hotel. The eclectic range of boutiques, wine bars, restaurants and shops of Clifton village are within a few minutes' walk whilst the Downs with its acres of open land together with the spectacular Clifton Suspension Bridge is easily accessible. The business, educational and shopping facilities of the City Centre are also within one mile.

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque “Village” offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

Other Information
Leasehold.
Management Fee: £140pcm (includes use & maintenance of communal residents garden)

Council Tax Band: D

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

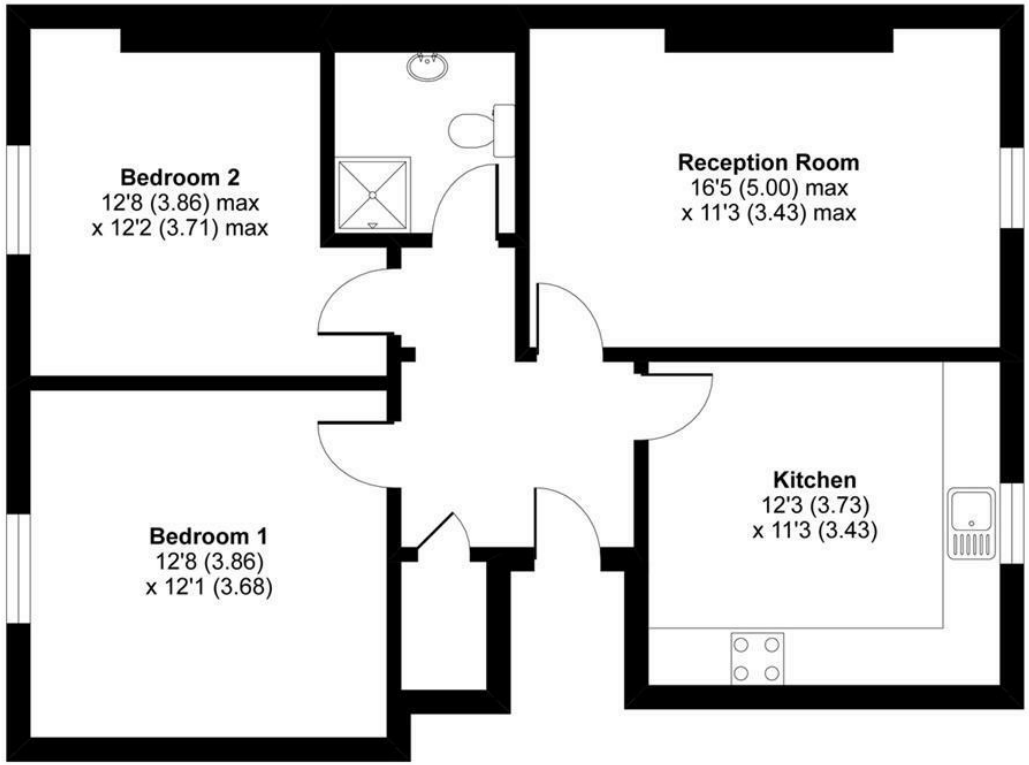
Please contact us should you have any questions.

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

Royal York Crescent, Clifton, BS8

Approximate Area = 772 sq ft / 71.7 sq m

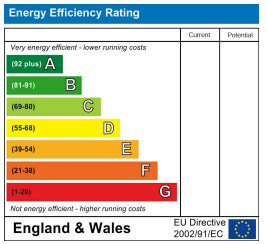
For identification only - Not to scale

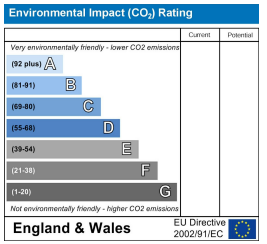


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 682313

hollis morgan





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan