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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

Leasehold, 999 year lease. Management fee £100pcm.

### Please Note

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