Ground Floor Flat, 41 Royal York Crescent, Clifton, Bristol, BS8 4JS

£435,000

Coming Soon Pre market viewings available,

- Hall Floor Apartment
- Lounge with multiple Sash Windows
- 2 Bedrooms
- Seperate Kitchen
- Cosmetic Updating Required
- Rear Garden
- No Onward Chain

The Property
This fine hall floor apartment is situated on the promenade of this iconic Georgian terrace, Royal York Crescent.
On entering the apartment, you are greeted by a magnificent reception room with double height ceiling and fine views over Bristol via traditional sash windows complete with working shutters. This grand room bursts with period features with picture and dado rail, ceiling rose and large cast iron fire place. A small corridor leads to the back of the property to a well-appointed kitchen with corian worksurfaces, solid wood floor and wall cabinets and integrated appliances.
The master bedroom offers direct access to a good size garden with mature shrubs and lawned area. Bedroom two could be used either as an office or guest bedroom.
Finally, the bathroom fitted with a 3-piece suite complete this beautiful apartment.

Location - Clifton Village
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 Georgian and Victorian influences 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: 999 years from 29/09/1988
Management Fee: £100 pcm
Ground rent: £20 pa (included in management fees)

Council Tax Band: D

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

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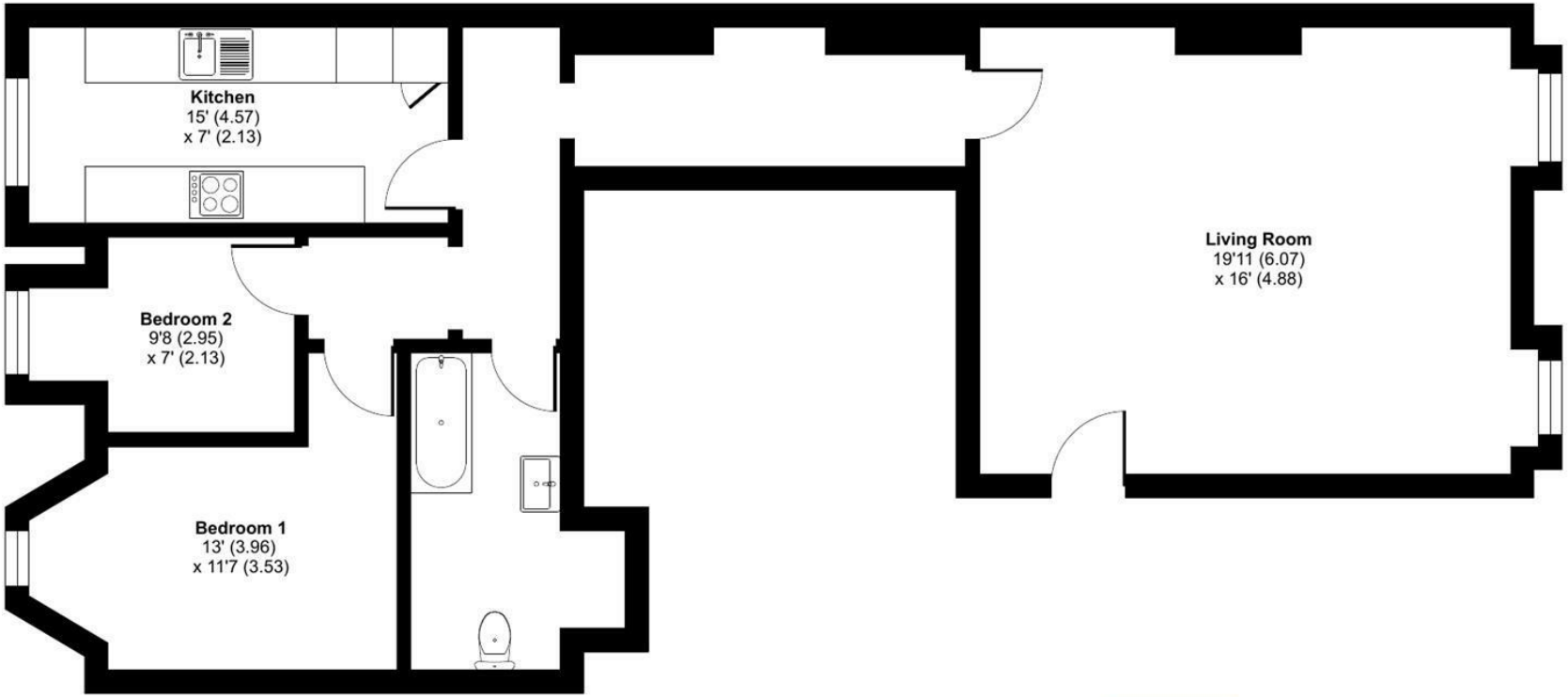
Approximate Area = 808 sq ft / 75 sq m

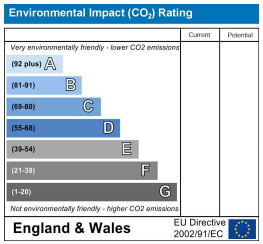
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1092175



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