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**Garden Flat, 16 Royal Park, Clifton, Bristol, BS8 3AL**  
**£410,000**

Located within a short walk of Clifton Village with its diverse range of amenities, this beautifully presented 2 double bedroom apartment has been superbly well looked after by the current owners and benefits from a good sized, private walled rear garden.

- Two Bedroom Garden Apartment
- Generous Rear Walled Garden
- Open Plan Living
- Stylishly Presented Throughout
- Attractive Period Block
- Bright And Spacious
- Excellent Location

**The Property**

The current owners have meticulously created a stylish yet entirely practical home in an imposing mid-century block located on a quiet crescent within easy walking distance to Clifton's popular Village.

Located at the front of the building, there is a bright and spacious open plan living space with the charming bespoke retro kitchen set back slightly yet still open. The kitchen itself features a range of hand made wall & base units/shelves as well as a reclaimed wood worksurface. Complimenting the overall style there is also a Belfast sink, gas hob, extractor, oven and dishwasher.

There are 2 bedrooms set at the rear of the building with direct access to the garden from each and finally there is traditional style family bathroom with freestanding roll top bath with mains fed shower over, basin and high level WC.

In the hallway, there are 2 handy storage cupboards with plumbing for washing machine found in one.

The generously sized rear garden is a pretty and very secluded walled 'courtyard' which is currently paved with some mature boardsers.

**Location**

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.  
Management Fee: £40 pcm

Council Tax Band: C

**Please Note**

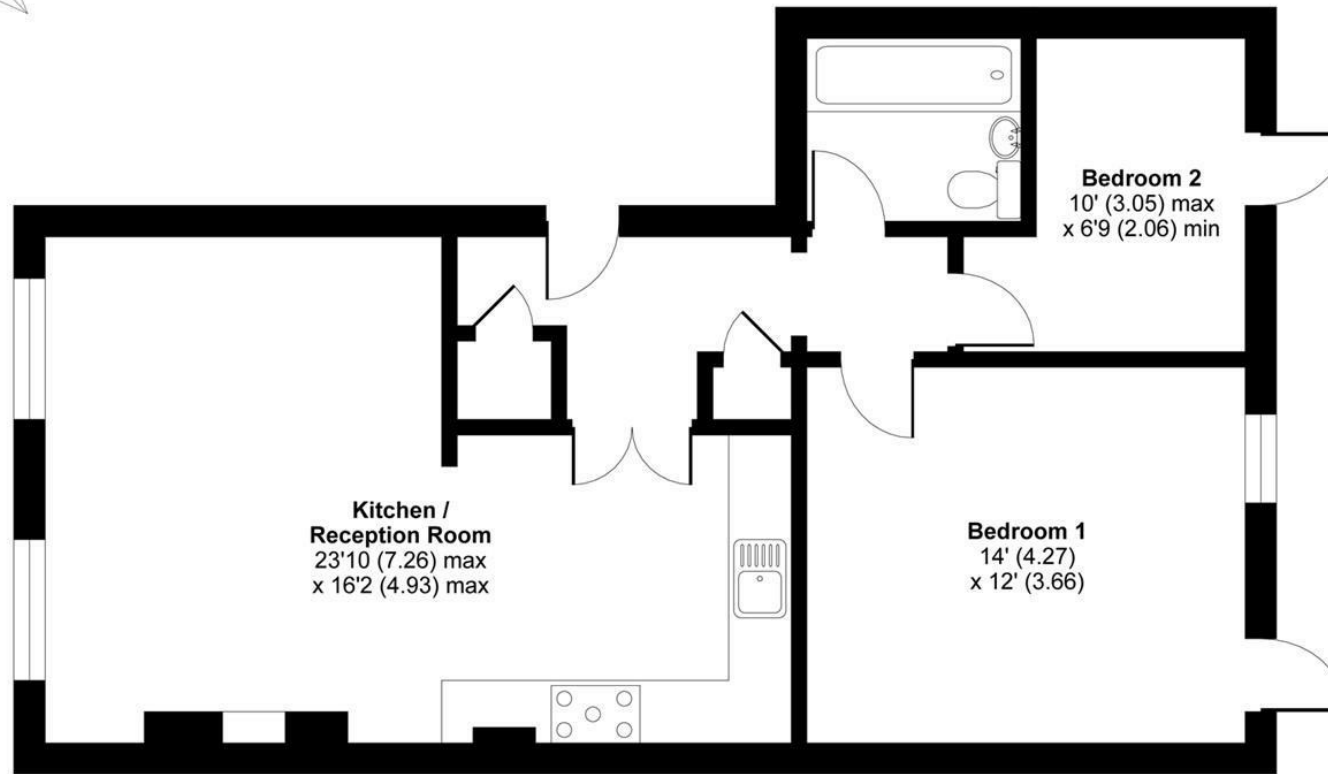
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# Clifton, Bristol, BS8

Approximate Area = 708 sq ft / 65.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



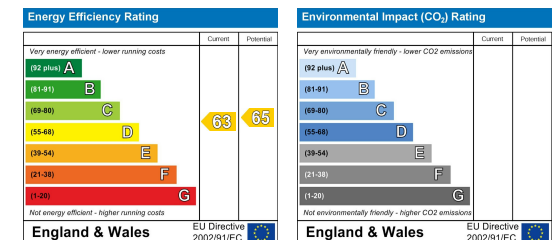
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