Garden Flat (4), 14 - 15 Royal York Crescent, Clifton, Bristol, BS8 4JY

£500,000

Hollis Morgan - A stunning two double bedroom HALL FLOOR flat on the Iconic Royal York Crescent with PRIVATE rear GARDEN, BALCONY and TERRACE.

- Royal York Crescent
- Iconic Location
- Hall Floor Garden Flat
- Two Double Bedrooms
- Exlusive Use of Rear Garden
- Private South Facing Terrace
- Period Features
- Chain Free

The Property
With arguably the best balance of outside space on the crescent, this spacious hall floor garden flat offers an unrivalled mix of internal living space as well as a superb combination of the exclusive use of the rear garden as well as a private south facing terrace to the front of the property.

The property can either be accessed via the iconic raised walkway or by a lift from the Road level.
Located at the front of the building and benefiting from the southerly aspect, there is a good sized and elegant reception room with feature fireplace and wood flooring and two full height sash windows.
The kitchen diner is located at the rear of the building which also provides direct access to the private garden via a large balcony. The kitchen is well appointed and comes complete with a range of wall and base units with a solid Oak worktop, gas hob, oven and a range of integrated appliances which include fridge freezer, dishwasher and washing machine.

Both bedrooms are a generous size and unusually, they both have access to outside space. The master has large windows and a door to the rear balcony and the second bedroom has double doors which open up onto the front terrace.
There is also a fully tiled modern family bathroom with mains fed shower over the bath, basin and WC as well as a large storage cupboard off the main hallway.

Externally, the property benefits from a choice of outside space. To the front of the property there is an enclosed private terrace on the crescent iteself and the rear boats a rear balcony with a walkway that leads down to the sheltered and private garden.

Location
Royal York Crescent is one of the most sought after and well known addresses in Clifton and is set in the heart of the village.
The terrace of spectacular regency townhouses spans from a broad range of Shops and restaurants on Regent Street to Sion Hill, home to The Avon Gorge and The Golden Lion. With breathtaking views of the World famous Clifton Suspension Bridge, provide arguably the best backdrop in the city fr eating and drinking.

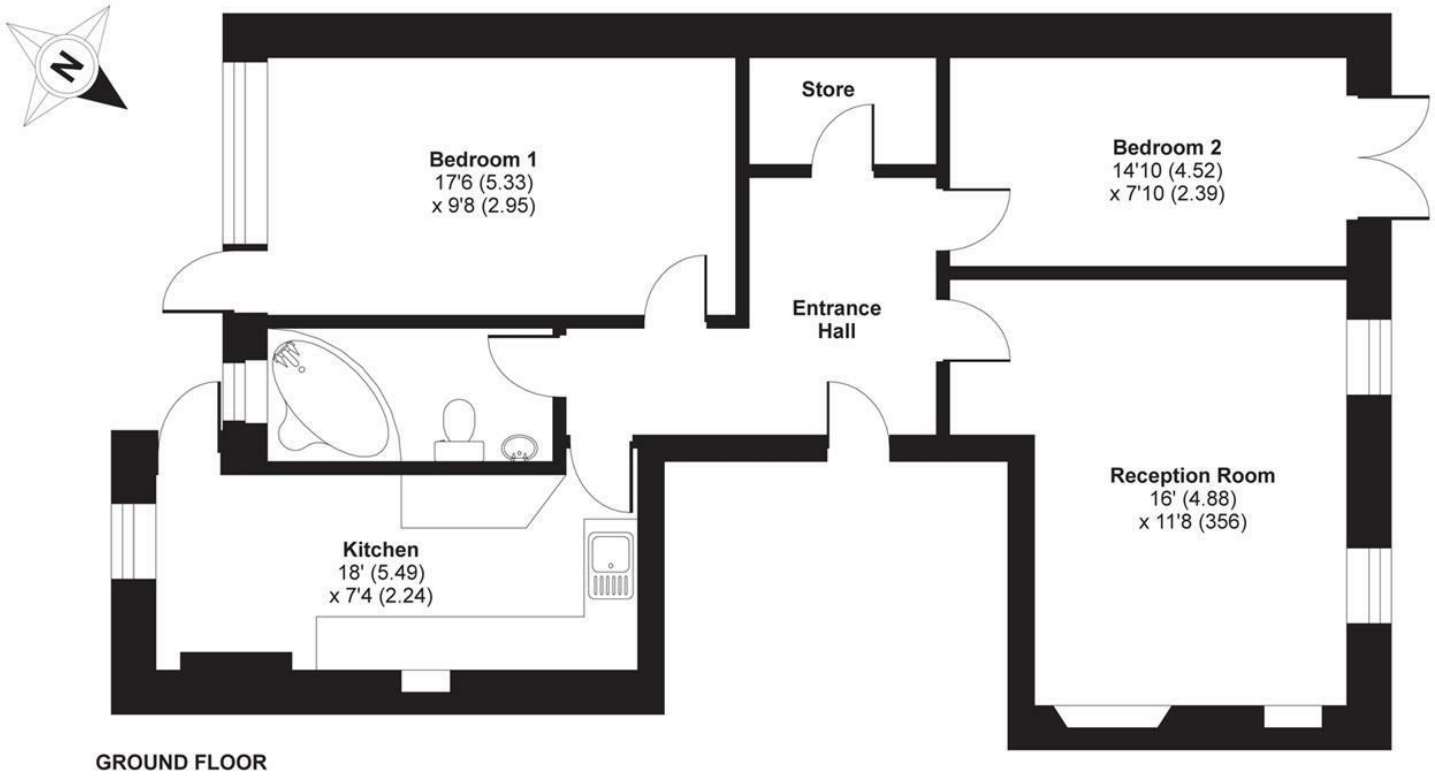
Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart 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:
Council Tax Band: D

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, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT 78.2 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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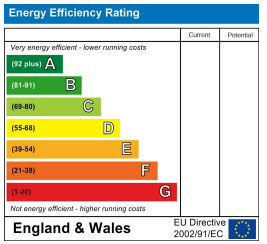

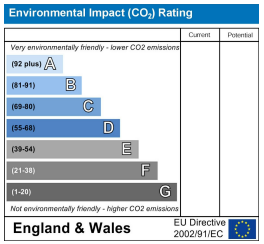

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