Flat 4, 37 Royal York Crescent, Bristol, BS8 4JU

£575,000

A large and impeccably finished split level hall apartment located on the iconic Royal York Crescent.

- Period Conversion
- Circa 1000 Sq Ft
- Hall & First Floor
- Stylish Interior
- Period Features
- Gas Central Heating
- Communal Gardens
- Royal York Crescent

The Property
This beautifully presented apartment occupies the hall and partial first floor of a fine Grade II listed building on the iconic and much sought after Royal York Crescent. The well-proportioned accommodation is conveniently located off a central hallway. To the front of the property is a grand sitting room with classic Georgian proportions and southerly views towards the treeline of the extensive residents' communal garden, this lovely room further benefits from a feature fireplace, storage cupboard and high ceilings, affording plenty of space for both seating and dining. The recently enhanced, semi open plan contemporary kitchen with a range of modern units, granite worksurfaces, contemporary lighting and attractive breakfast bar is situated off the hallway. A modern bathroom with three-piece white suite with mains fed shower is also situated off this internal area. To the rear of the property, one at hall floor level and one approached via a short flight of stairs, are two good sized double bedrooms, benefitting from large sash windows. The first-floor bedroom further benefits from an attractive en-suite shower room, with basin, low level WC and large walk-in shower cubicle.

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.

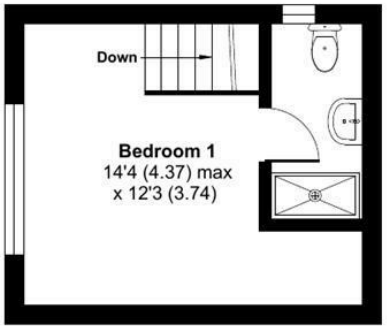
Other Information
Leasehold - 180 year lease
Management Fee - £150pcm

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.

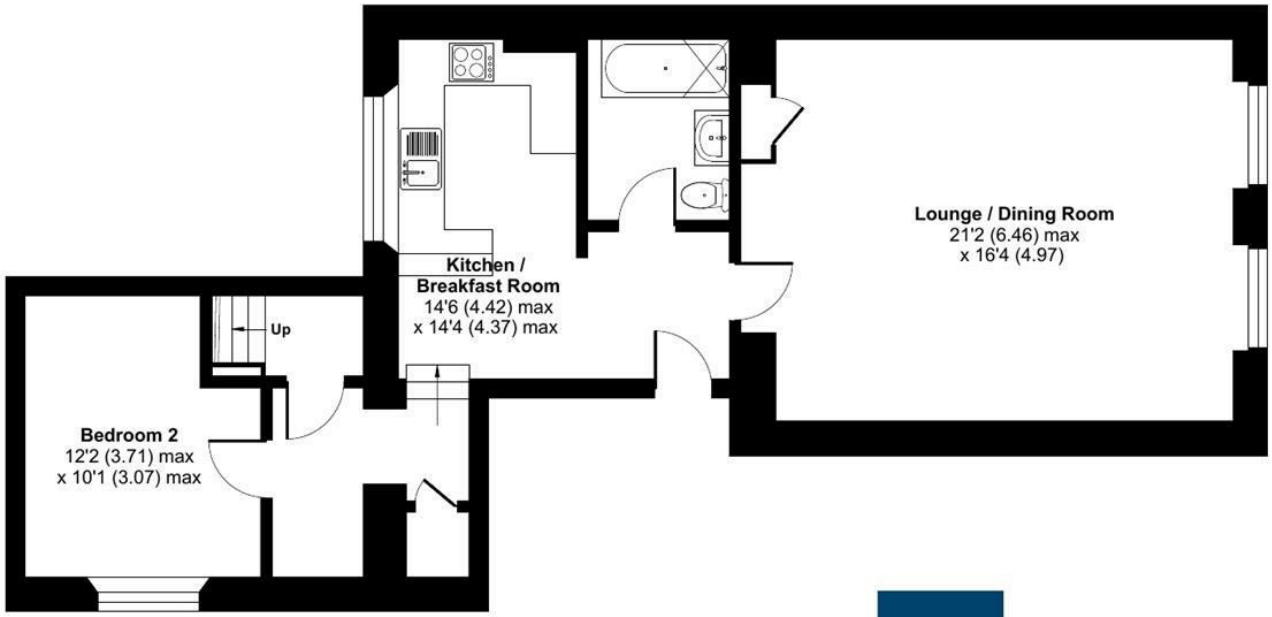
Royal York Crescent, Clifton, Bristol, BS8

Approximate Area = 943 sq ft / 87.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hollis Morgan. REF: 1226900

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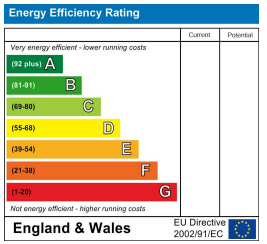

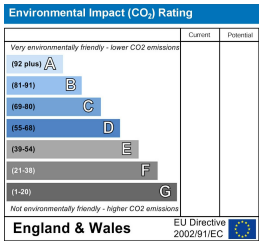

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