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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

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