



FLAT 6 16-17 ROYAL YORK CRESCENT
CLIFTON, BRISTOL, BS8 4JY



AUCTION GUIDE £275,000

Magnificent Georgian Residence with a stunning Atrium hall and grand staircase situated in a highly desirable road in the heart of Clifton Village. When entering this flat you will be drawn to the light and spacious living area with its high ceiling and access to the garden. The well planned accommodation offers a living/dining room, fully fitted modern kitchen which leads out to the rear garden. There is one bedroom plus an additional mezzanine level off the lounge that is currently used as an occasional bedroom/study. In the inner hallway you can access the bathroom and a further mezzanine that provides excellent hidden storage space. This is a gem in an amazing area with an interior that oozes charm and character.

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Approx Gross Internal Area
59 sq m / 635 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FOR SALE BY AUCTION

This property is due to feature in our online auction on 23rd May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

POSTPONED PRIOR - SPACIOUS GEORGIAN GARDEN FLAT SITUATED ON A HIGHLY DESIRABLE ROAD

DESCRIPTION

Magnificent Georgian Residence with a stunning Atrium hall and grand staircase situated in a highly desirable road in the heart of Clifton Village. When entering this flat you will be drawn to the light and spacious living area with its high ceiling and access to the garden. The well planned accommodation offers a living/dining room, fully fitted modern kitchen which leads out to the rear garden. There is one bedroom plus an additional mezzanine level off the lounge that is currently used as an occasional bedroom/study. In the inner hallway you can access the bathroom and a further mezzanine that provides excellent hidden storage space. This is a gem in an amazing area with an interior that oozes charm and character.

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 for eating and drinking. Royal York Crescent also has the benefit of a well-maintained communal gardens stretching for almost the full-width of the crescent, and accessed via several gates leading into it.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

FLAT 6

Impressive and spacious Hall Floor Flat in this iconic Georgian terrace with private rear garden situated in the heart of Clifton Village.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Our client informs us that Flat 6 is Leasehold (999 years from 1 July 1973) with an apportioned share of the freehold. The contributions for the flat is at an apportionment of 5% to the service charge and building maintenance. All other flats (bar Flat 5 and 6) are at an apportionment of 10% to the service charge and maintenance. This is reflective of the square footage and property value of each. Full information can be found in the legal pack.

LENGTH OF LEASE

Remainder of a 999 year lease. Further information can be found in the legal pack.

SERVICE CHARGE

The Service Charge for 1st July 2023 - 30th June 2024 for Flat 6 is £1522.48, breaking down to £127 per month. Further details will be in the legal pack.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.