



MAGGS
& ALLEN

FLAT 6, 16 ROYAL YORK CRESCENT
CLIFTON, BRISTOL, BS8 4JY
Asking Price £315,000

A stunning hall floor garden flat located on this historic crescent, in the heart of Clifton Village. Boasting a sizeable living space and large private garden to rear, this property is offered with no onward chain.

Property Description

The apartment is entered via a grand hall floor entrance with ornate cornicing, staircase and other original features, and from here into the entrance hall of the apartment. The lounge/dining room is an impressive space with high ceilings, cornicing and period panelling complementing neutral décor and wood flooring. From here is a semi open-plan kitchen with a range of base and wall-mounted units in modern dark tones, marble effect worktop, low-hanging pendant lighting and a breakfast bar to the far end with patio doors to the garden.

Externally there is a stunning rear garden which is split across a raised decking area access directly from the kitchen via patio doors, and a lower level which features a patio area and could be lawned. Due to its aspect, the garden will get the sun through much of the afternoon and the evening and is a real highlight of this property.

There is one bedroom located on the entrance level, and an additional mezzanine level off the lounge that is currently used as an occasional bedroom/study. A three-piece bathroom with shower-over-bathroom completes the internal aspect of the apartment.

Offered with no onward chain.

Location

Royal York Crescent is one of the most sought after and well known addresses in Clifton and is set in the heart of Clifton 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 breath-taking 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.

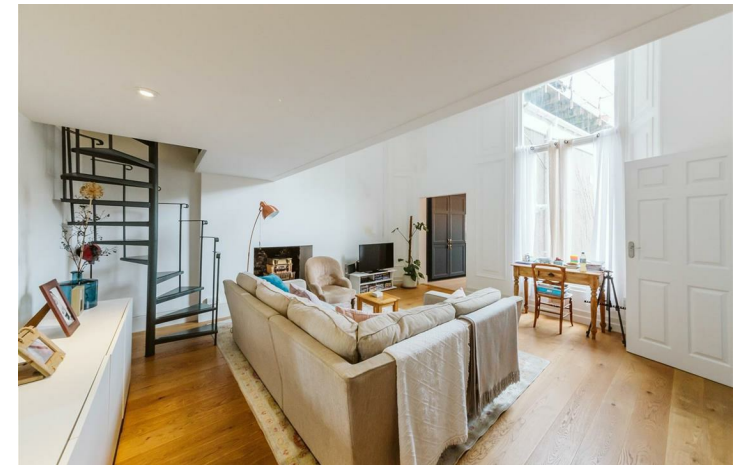
The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge, offering residents ample opportunities for outdoor activities and leisurely strolls.

Whiteladies Road is host to number of well regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture.

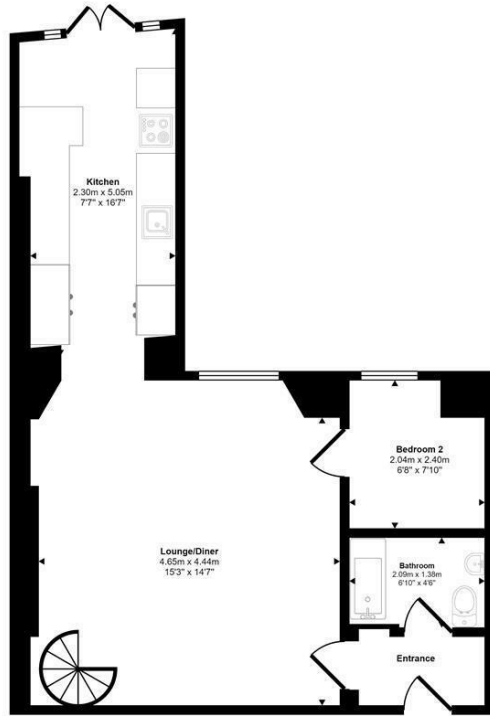
A stroll through the Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

Leasehold Information

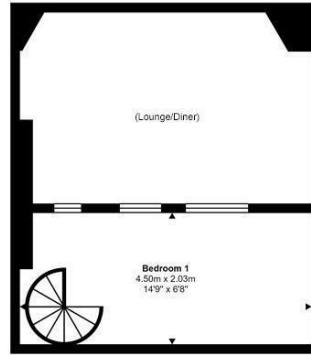
The Service Charge for 1st July 2023 - 30th June 2024 is £1522.48, breaking down to £127 per month.
999 year lease with 948 years remaining



Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft



First Floor
Approx 9 sq m / 98 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.



- A beautifully appointed hall floor garden apartment
- Located on this historic crescent, moments from the heart of Clifton Village
- Boasting a sizeable living space
- Stunning kitchen with integrated appliances and breakfast bar
- Large, south-west facing garden
- Flexible space
- Impressive high ceilings with ornate original features intact
- Offered with no onward chain

Guide Price: £315,000

Tenure: Leasehold

Council Tax Band: C

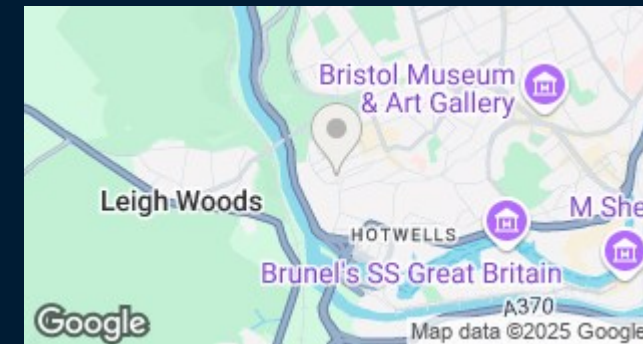
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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