

ROYAL YORK CRESCENT

Clifton, BS8



TOP FLOOR FLAT ROYAL YORK CRESCENT

Located on the top floor of the Iconic Georgian Crescent, with three bedrooms and far reaching views over Bristol and The Dundry Hills beyond.

			EPC
1	2	3	D
Grade II listed			

Local Authority: Bristol City Council

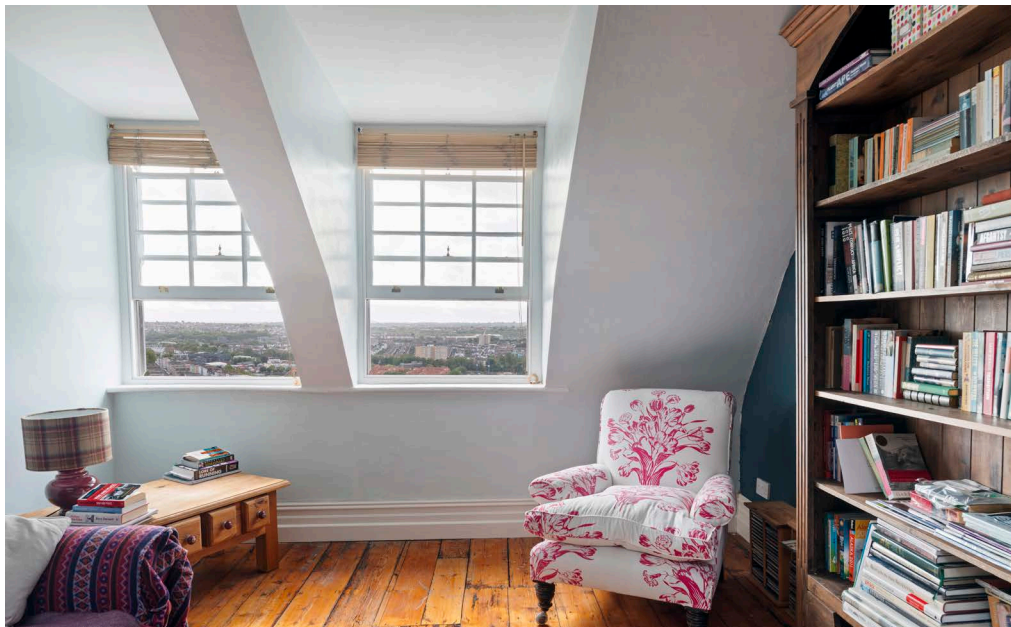
Council Tax band: E

Tenure: Leasehold

Ground rent: £0

Service charge: £225 per month

Guide Price: £610,000

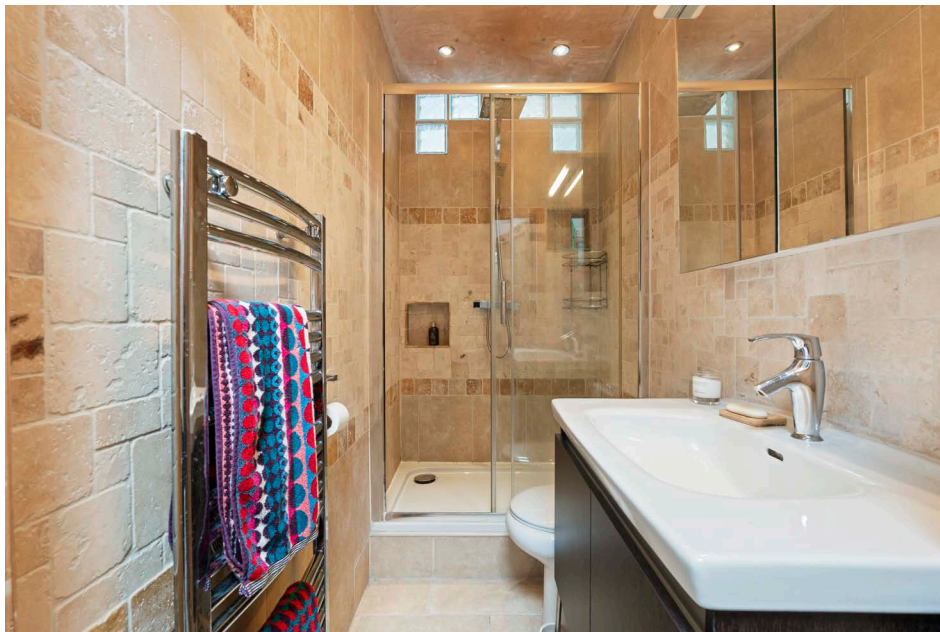


At the heart of the home is the kitchen with slate flooring, vaulted ceilings and three sky lights allowing plenty of natural light. The kitchen features under floor heating, bespoke cabinetry, farmhouse sink and plenty of integrated appliances, alongside space for a dining table to create a real social space.

There is plenty of storage space in the attic.

The living room is at the front of the apartment, with south facing views through the two sash windows and further skylights creating a bright space. A log burner with wooden surround is a focal point with the exposed original floorboards creating a cosy feel.



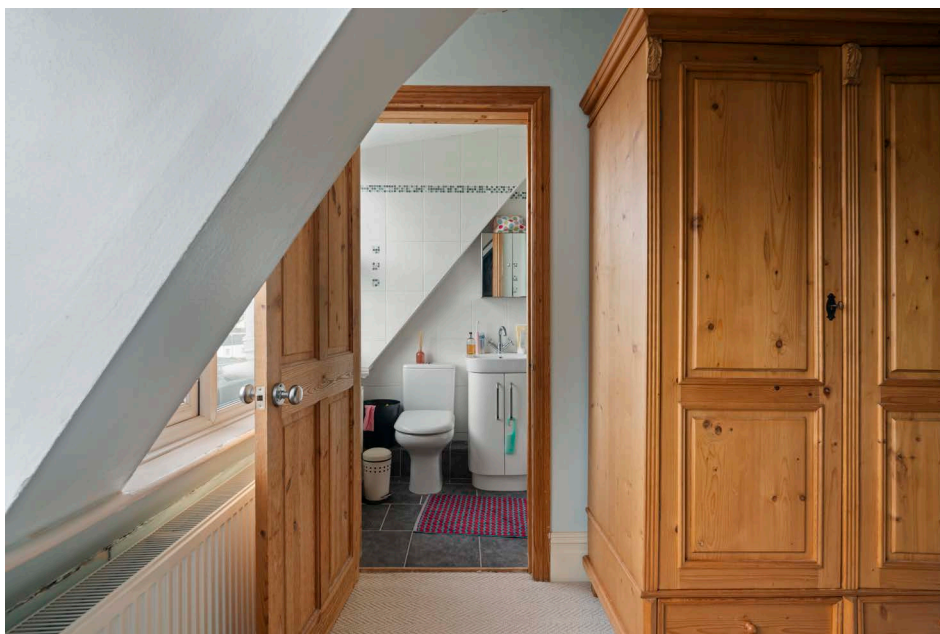


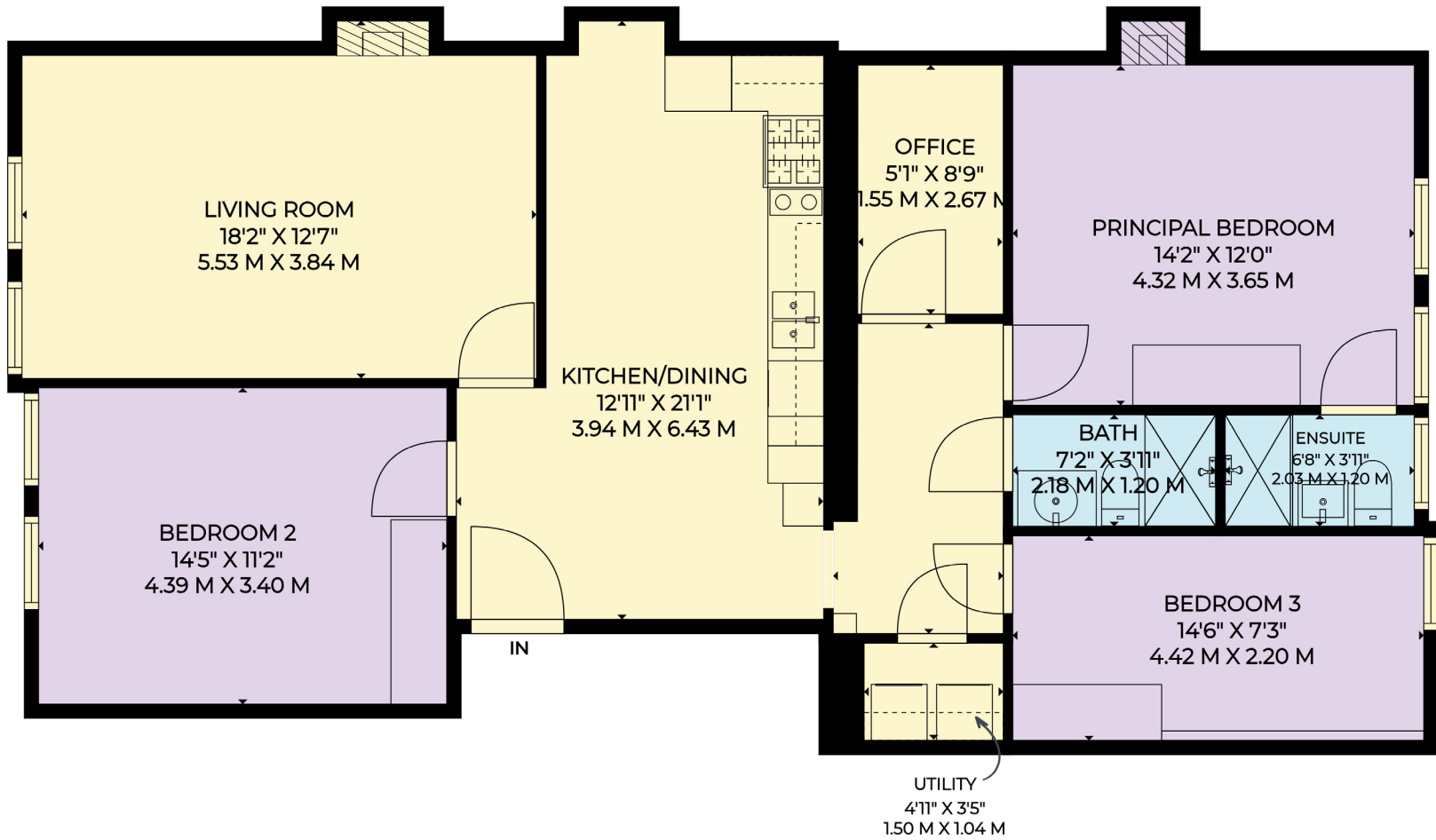
Adjacent is bedroom two, enjoying the same impressive views across Bristol and wooden floorboards as a feature – benefiting from built in wardrobes along the back wall.

To the rear are the further two bedrooms, with views across Clifton Village, the Clifton Suspension Bridge and Clifton Observatory. The principle bedroom is a good size with original fireplace and a well appointed ensuite shower room. The third bedroom, currently used as a guest room, fits a double bed and features the original wooden floorboards.

An additional home office and separate utility space complete the apartment. There is also access to a shed to store bikes etc.

The residents of Royal York Crescent benefit from access to the gorgeous communal gardens in front.





Top Floor Flat, 8 Royal York Cres, Clifton, Bristol BS8 4JZ, UK

Total: 1106 sq. Ft, 103 m2



All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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