



Third Floor Flat, 26 Royal York Crescent, Clifton

Guide Price £485,000

RICHARD
HARDING



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Clifton, Bristol, BS8 4JX

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A stunning 2 double bedroom top floor flat located in this historic Grade II listed crescent in the heart of Clifton Village.

Key Features

- This wonderful property retains many original features.
- A front facing living room provides unrivalled far reaching views over Bristol and beyond.
- Stunning 2 double bedroom third floor apartment.
- 2 double bedrooms and 2 bath/shower rooms.
- Spacious central landing area.
- Elegant kitchen/breakfast room.
- Potentially no onward chain.





ACCOMMODATION

APPROACH: a well-maintained communal entrance and staircase leads to the second floor landing. Door opens to:-

PRIVATE ENTRANCE: staircase rising to third floor.

ENTRANCE HALLWAY: a generous central landing, which has a skylight and two cupboards with plumbing for white goods.

SITTING/DINING ROOM: (18'5" x 11'4") (5.61m x 3.45m) a front facing living room with picture window and stunning views as far as Dundry. Ample space for sofas and a dining table.

KITCHEN/BREAKFAST ROOM: (20'3" x 11'4") (6.17m x 3.44m) an elegant kitchen/breakfast room which is equally impressive and set to the rear of the building with attractive views towards Princess Victoria Street and Caledonia Place. Hardwood flooring, a range of base units and solid wood worktops. Integrated appliances include a dishwasher, oven, hob, extractor and fridge/freezer. The original Range and a built-in dresser add to the character of this impressive room.

BEDROOM 1: (18'0" x 11'2") (5.48m x 3.40m) the principal bedroom enjoys views over the waterfront and the city.

SHOWER ROOM/WC: a spacious shower room with double width shower, low level wc and freestanding circular sink on a solid wood plinth, tiled floor, extractor and downlighting.

BEDROOM 2: (15'7" x 6'9") (4.75m x 2.05m) set to the rear of the building. Door to:-

En-Suite Bathroom/WC: an en-suite bathroom with white suite and panelled bath, shower, pedestal basin and low level wc.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1973. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,800 p.a. This information should be checked by your legal adviser.



LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable 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. 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.

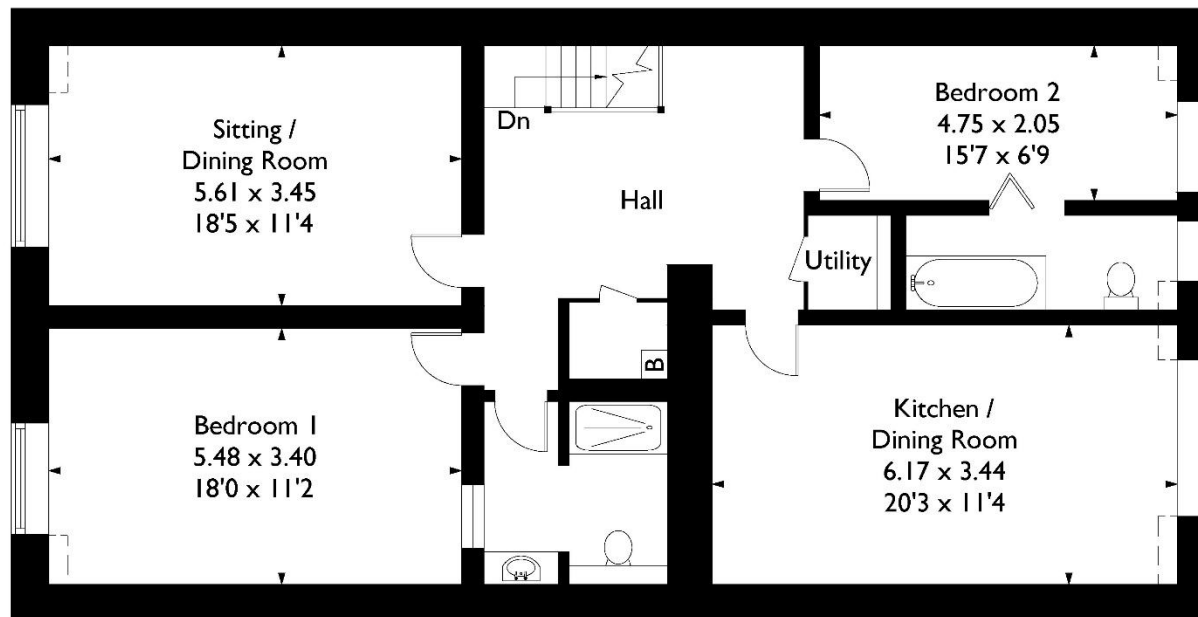
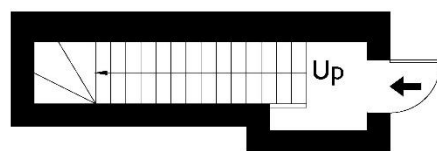
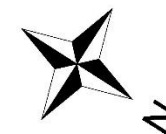
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.





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Approximate Gross Internal Area = 111.21 sq m / 1197.05 sq ft



Second Floor

Third Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.