



Top Floor Flat, Flat 4, 16-17 Royal York Crescent
Guide Price £495,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4JY

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Set within this landmark Grade II* listed Georgian crescent in the heart of Clifton Village, a unique opportunity to acquire a spacious and well-arranged two double bedroom apartment extending to approximately 1,200 sq. ft., with the rare advantage of direct access to a shared roof terrace and uninterrupted grandstand views across the city.

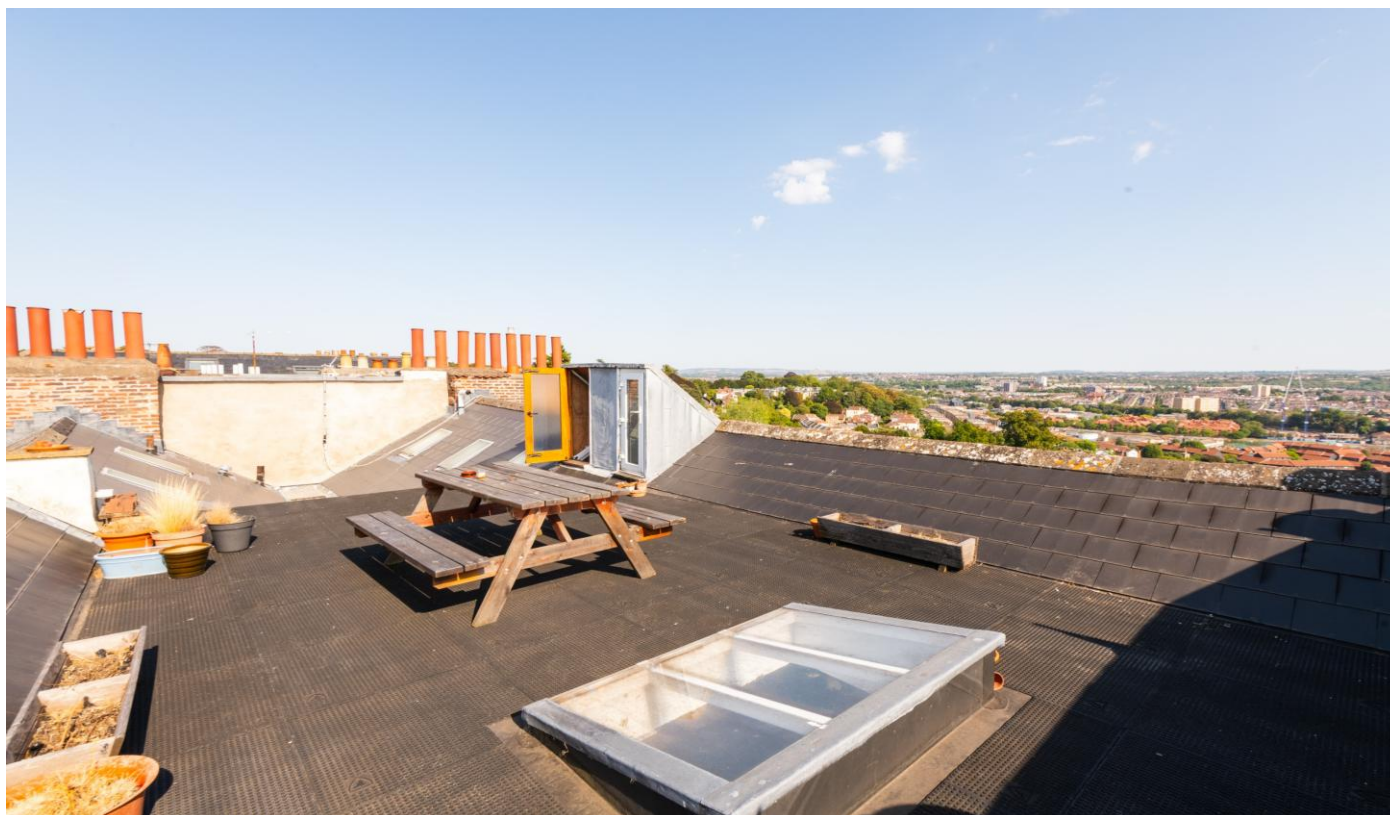
Owned and enjoyed by our vendor client for over 25 years, this well-presented apartment has been thoughtfully maintained throughout, with a number of modern upgrades in recent years; of particular note are the high-quality double glazed casement windows to both front and rear elevations.

A smartly presented communal hallway gives access to a private internal staircase leading to the top floor apartment, which in turn opens directly into the impressive open-plan kitchen/dining/living space. Generously proportioned and flooded with natural light through larger-than-average, recently replaced double glazed casement windows, this versatile room is ideally suited to modern living. A spacious and well-equipped kitchen sits at the heart of the plan, with a central island providing the perfect focal point for socialising. The open-plan arrangement creates a wonderful sense of space, whilst allowing for distinct sitting and dining areas, equally suited to entertaining or a cosy evening at home.

To the rear of the apartment lie two generous double bedrooms, both enjoying a similar sense of space to the living area, together with the added benefit of built-in storage to both principal and guest room. A useful hallway area doubles as a study, providing a flexible space for working from home or a quiet reading nook. A modern bathroom, comprehensively fitted with a white suite including shower over bath, completes the internal accommodation.

Without doubt, one of the standout features of the property is the shared rooftop terrace, accessed directly from the apartment and shared with the adjacent property. Offering a panoramic vista across the city, with the iconic Clifton Suspension Bridge being a particular highlight, this exceptional outside space provides a wonderful setting for entertaining with friends or enjoying a more intimate evening whilst taking in the sunset.

Offered for sale with no onward chain, enabling a prompt and straightforward move.





Location

The apartment occupies an enviable position within Clifton Village, with the character and architectural distinction of Royal York Crescent complemented by an exceptionally convenient setting. The village's independent shops, cafes, restaurants and everyday amenities are all within easy walking distance, whilst the surrounding streets provide a wealth of green open spaces and attractive Georgian architecture to explore. The Downs are also readily accessible, offering expansive open space and some of Bristol's finest opportunities for walking and recreation. Despite its peaceful, village-like atmosphere, Clifton's central position provides excellent access to the city centre, with Bristol's wider commercial and cultural attractions easily reached from here.

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 July 1973. We understand that this property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,635. This information should be checked by your legal adviser.

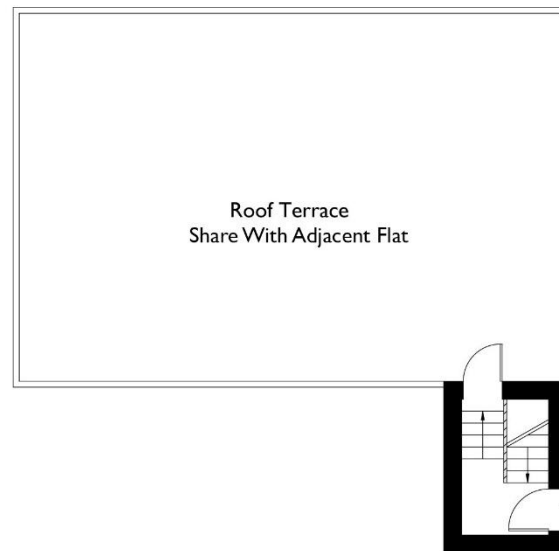
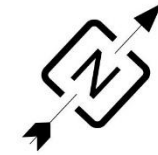
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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.

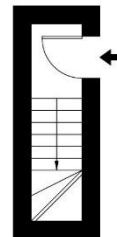
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Approximate Gross Internal Area 111.80 sq m / 1202.90 sq ft

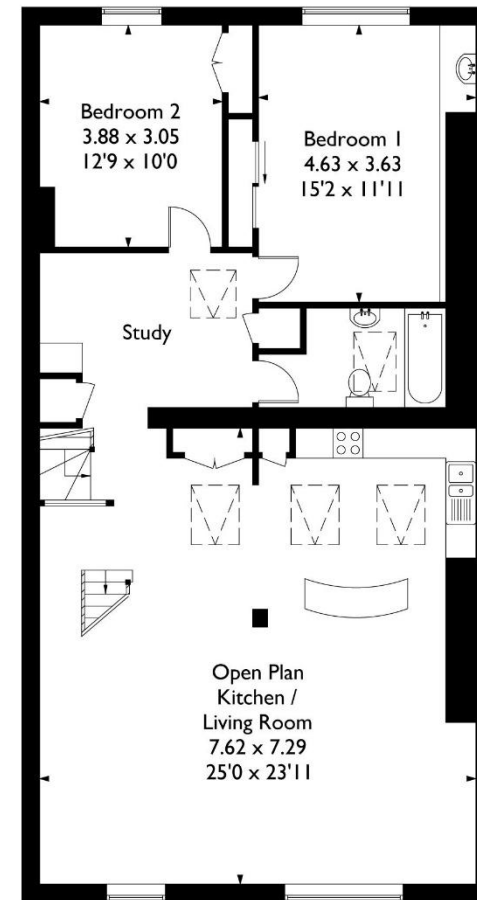


Top Floor

Door To
Loft Spce



Second Floor
Entrance



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.