







# ROYAL YORK CRESCENT

Clifton Village, BS8



## TOP FLOOR FLAT ROYAL YORK CRESCENT

A beautifully refurbished, upper-floor Georgian duplex with private roof terrace, far-reaching views, allocated parking space and use of the communal gardens on Royal York Crescent.

			EPC
3	1	1	C
	Grade II* listed		

Local Authority: Bristol City Council

Council Tax band: D

Tenure: Leasehold

Ground rent: £0

Service charge: £250 PCM

Guide Price: £730,000



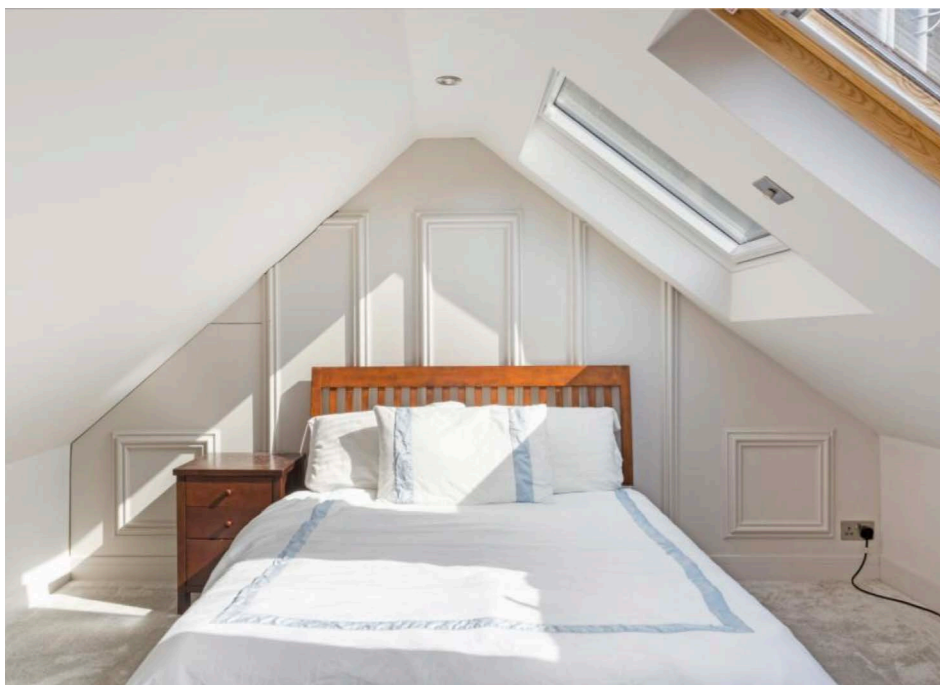
Located on Royal York Crescent, this is an exceptional upper-floor duplex apartment, meticulously refurbished by the current owners within the past 5 years, positioned in the very heart of Clifton Village – offered chain free.

Set across two floors, the apartment centres around a striking open-plan kitchen and sitting room with solid oak flooring, vaulted ceilings and exposed beams. This space enjoys triple sash windows to the front, southerly aspect with views across Bristol City, the harbour and beyond. The kitchen features quartz worktops, bespoke cabinetry and integrated Bosch and Neff appliances and is laid out to include a practical island with breakfast bar. A library ladder leads to mezzanine storage and a direct opening to the completely private, sun-trapped roof terrace.

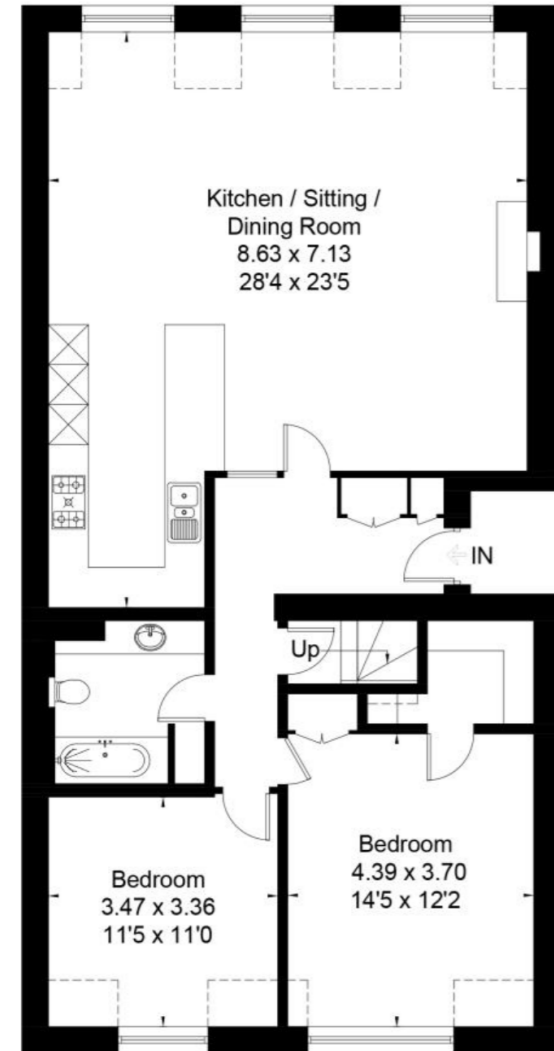


To the rear are two generous double bedrooms, with wonderful views towards the Suspension Bridge, both served by a beautifully appointed, stone-tiled bathroom. The principal bedroom further benefits from fitted wardrobes, including an impressive walk-in wardrobe. On the second floor, a third double bedroom or home office has been created, flooded with natural light from multiple south-facing Velux windows and incorporating ample fitted storage and utility space.

Further benefits include the addition of sound proofing flooring throughout, allocated off-street parking, elegant front and secure rear access and use of Royal York Crescent's exceptional communal gardens.

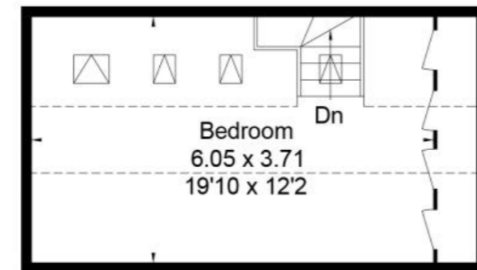


Approximate Area = 130.5 sq m / 1405 sq ft  
Including Limited Use Area (21.6 sq m / 232 sq ft)



Fourth Floor

= Reduced head height below 1.5m



Fifth Floor

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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