

SECOND FLOOR FLAT (FLAT 4)
2 YORK PLACE
CLIFTON, BS8 1EB

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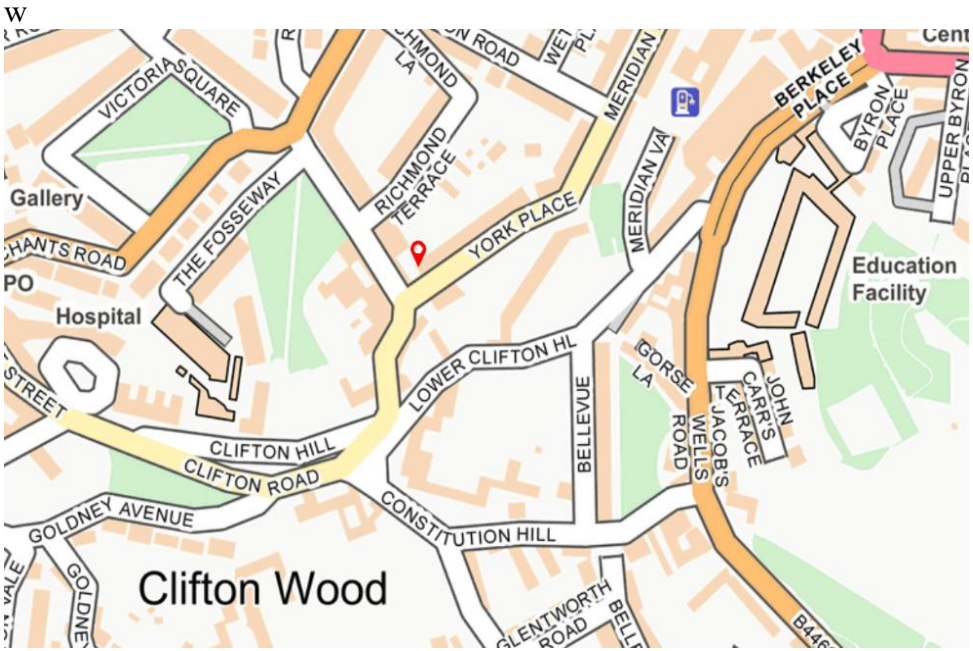
AN ATTRACTIVE TWO-BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR OF THIS END OF TERRACE PROPERTY. WE UNDERSTAND THAT THE PROPERTY WAS COMPLETELY REBUILT IN 2000 TO MATCH THE GEORGIAN FAÇADE, AND THEN THOROUGHLY REFURBISHED TO A HIGH STANDARD BY THE CURRENT OWNERS. THE PROPERTY IS CONVENIENTLY SITUATED WITHIN JUST 0.25 MILES OF QUEENS ROAD WHICH OFFERS A WIDE VARIETY OF HIGH STREET SHOPS, BOUTIQUES, AND RESTAURANTS. BRISTOL CITY CENTRE IS WITHIN 0.5 MILES TRAVELLING DISTANCE WITH REGULAR BUS SERVICES FROM QUEENS ROAD AND CLIFTON VILLAGE. IT SHOULD BE NOTED THAT THE PROPERTY BENEFITS FROM SHARED USE OF THE REAR COURTYARD GARDEN AND EXCLUSIVE USE OF A HELPFUL STORAGE SHED.

SUMMARY OF ACCOMMODATION

This beautifully presented two bedroom apartment has been meticulously refurbished by the current owners to create a fabulous two bedroom home.
The communal front door with Bath stone portico and glazed window above is an attractive entrance and leads to tidy communal areas that obviously well cared for. Stairs ascend to the upper floors, and there is a doorway to the rear of the property affording access to the communal gardens and allocated storage sheds.
On entering the apartment, one is immediately aware of the quality of the modernisation, that is finished beautifully throughout.
The open plan Kitchen living room is a lovely space with large sash windows allowing a lot of natural light. The contemporary fitted kitchen is well appointed and incorporates a breakfast bar at one end for convenience. The L shape open plan living informally divides into kitchen, dining and living areas comfortably and is suitable for any lucky owner who enjoys socialising.
The bathroom is simply stunning, with a beautiful suite and it services the two light and bright bedrooms to the front of the building. The principal bedroom is a nicely proportioned double, with large built-in storage.
To the rear of the property is a communal garden, and a very useful storage shed that is ideal for bicycles or other equipment that any active couple may wish to keep away from the quality living space.

LOCATION

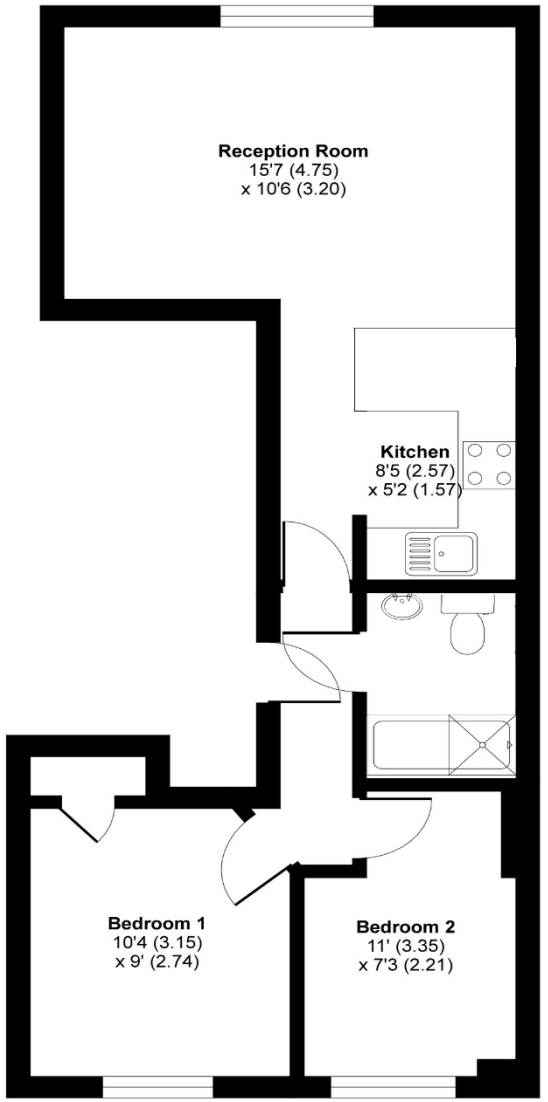
York Place is an address held in high regard. This is owed to the uniquely convenient proximity to a wide selection of local amenities and the breath-taking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on nearby Whiteladies Road and The Triangle just 500-600 yards walking distance. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (a mile and a half away) as can the historic landmark of Isambard Kingdom Brunel's world-famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Clifton College, Clifton High, BGS, QEH and Christchurch Primary School.



York Place, Clifton, Bristol, BS8

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



SECOND FLOOR

OTHER INFORMATION

Tenure: We understand there to be a leasehold, with a share of Freehold. The 999-year lease term is from 2010.

Management Company: We understand there to be an active management company in existence known as 2 York Place (Clifton) Management Co Ltd for the general upkeep and insurance of the building. A management charge of £100 is payable per calendar month.

Council Tax Banding: We understand to be band 'C'- £2,412.17 for 2026/27

Mobile Coverage: Good Outdoor and In Home (OFCOM)

Broadband: Ultrafast with download speeds of up to 1,800 Mbps available

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.






Hydes
OF BRISTOL

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