



Clifton | Guide Price £335,000

leese & nagle 

Flat 1, 15 Royal Park, Clifton, Bristol, BS8 3AL

- Prime Clifton Location
- Private Rear Garden
- Spacious Living Area
- Two Double Bedrooms
- Refurbishment Opportunity
- No Onward Chain

Requiring thorough updating, this two double bedroom garden apartment is set in an Art Deco influenced building on a quiet side road within a few minutes' walk of Clifton Village.

Whilst the apartment has double glazed windows and gas fired central heating, it realistically requires updating and has been priced to reflect this. Offering a blank canvas for someone to create their perfect city home, once completed the owner will have a spacious two double bedroom apartment with coveted private garden in one of the most sought after locations in the city.

Clifton and the surrounding area, with its Victorian and Georgian architecture, remains one of the most highly prized residential neighbourhoods in Bristol. The area is appreciated for the lifestyle that it offers through excellent amenities, including independent shops, boutiques, cafés, bars and restaurants to be found both Clifton Village and over to Whiteladies Road. The Downs provides around four hundred acres of recreational green space, whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate and the North Somerset countryside. The location provides ready access to the exciting Harbourside district, the City Centre and Temple Meads.





Important Information:

Tenure: Leasehold of 999 years from 1977.

Management Fee: £150 per month (£1,800 per annum).

We believe the Ground Rent to be in the region of £10 per annum. We have enquired with the management company and await their response.

Management Company: 14/15 Royal Park (Management) Ltd .

Parking: Clifton Village (CV) Residents' Parking Zone.

Council Tax Band: C.

This information should be checked by your legal adviser.

Due to its condition, we require all buyers to have a minimum of 25% deposit to both view and subsequently purchase this property. Please be able to and willing to provide us this information to enable a viewing to be booked.



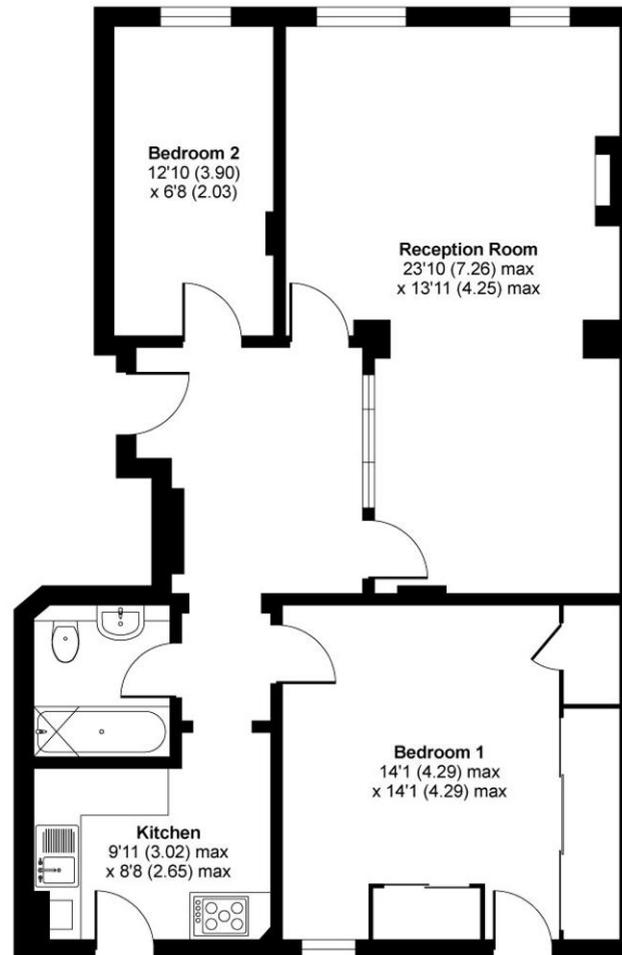
**Energy Performance Certificate
Rating D**



Royal Park, Clifton, Bristol, BS8

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1345302



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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