






ROYAL YORK CRESCENT

Clifton Village, BS8



TOP FLOOR FLAT ROYAL YORK CRESCENT

An impressive top-floor Clifton Village apartment with gorgeous views, generous living space, a mezzanine level and exceptional loft potential, set on the iconic Royal York Crescent.

			EPC
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Grade II* listed			

Local Authority: Bristol City Council

Council Tax band: D

Tenure: Leasehold

Ground rent: N/A

Service charge: £225 per month

Guide Price: £475,000



POSITIONED ON THE UPPER LEVEL OF AN ELEGANT GEORGIAN TERRACE AND ACCESSED VIA AN ORIGINAL SWEEPING STAIRCASE.

The apartment opens into a welcoming landing with plenty of space for storage and opening to the various rooms. The main living area is an expansive open-plan space with vaulted ceiling, exposed beams and large windows at the rear which offer exceptional views across Clifton Village towards the Suspension Bridge which add to the light and sense of space. The kitchen is set along this wall, with is a thoughtfully designed, U shaped, Shaker-style kitchen, fitted with integrated appliances, timber worktops and generous cabinetry.

A mezzanine level above the living area provides a flexible bonus space ideal home working, storage or occasional guest accommodation – accessed by a ladder.

Just off the main living space is a good sized storage room which leads to a substantial private loft space, offering exciting future potential to convert, subject to necessary consents.





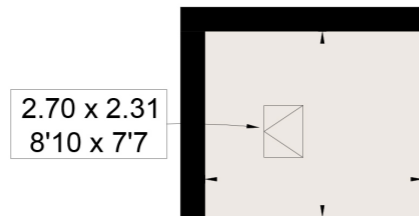
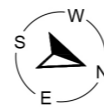
The accommodation includes two well-proportioned double bedrooms positioned at the front of the building, both enjoying far-reaching, south facing views across the Dundry Hills. The bathroom is bright and spacious with a full-sized bath with rain shower over, modern fittings and a window providing natural light and ventilation.



Residents also benefit from communal gardens and eligibility for on-street permit parking (CV).

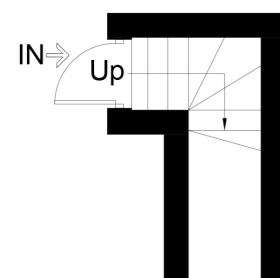


Approximate Floor Area = 100.7 sq m / 1084 sq ft
 Mezzanine = 6.2 sq m / 67 sq ft
 Total = 106.6 sq m / 1151 sq ft

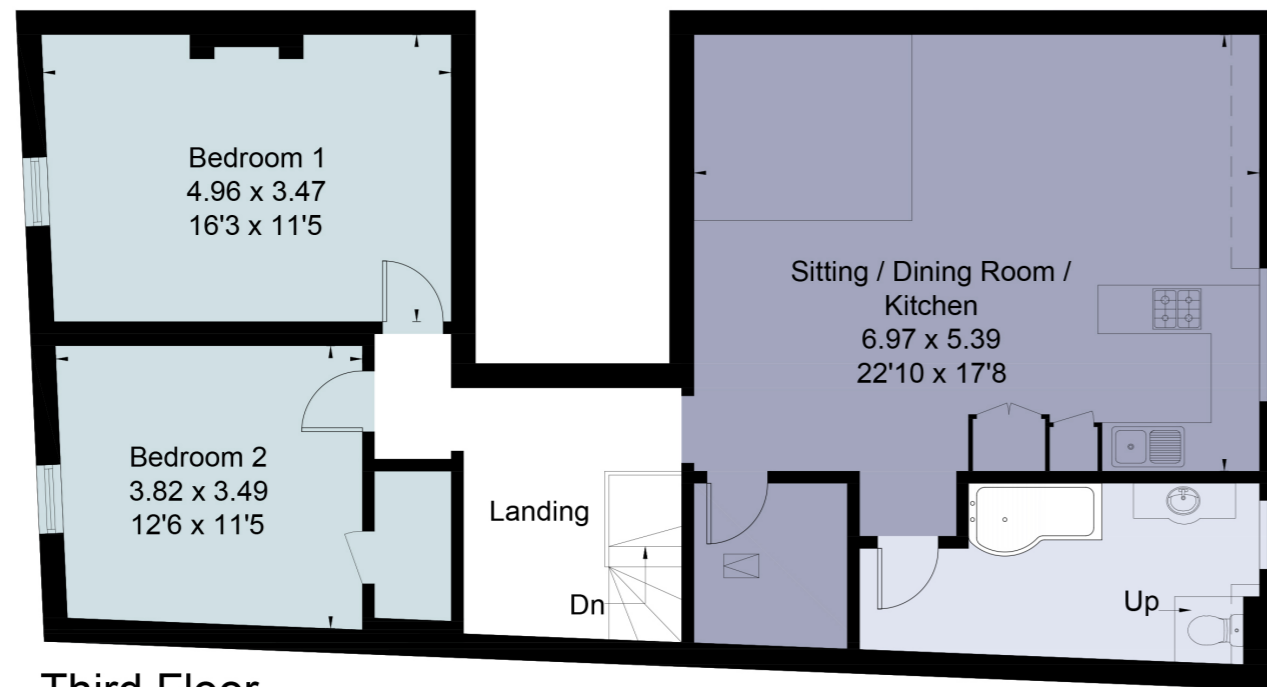


= Reduced head height below 1.5m

Mezzanine



Second Floor



Third Floor



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84635

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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