

FLOOR PLAN:



Royal York House, Royal York Villas, Bristol, BS8

Approximate Area = 556 sq ft / 51.6 sq m  
For identification only - Not to scale

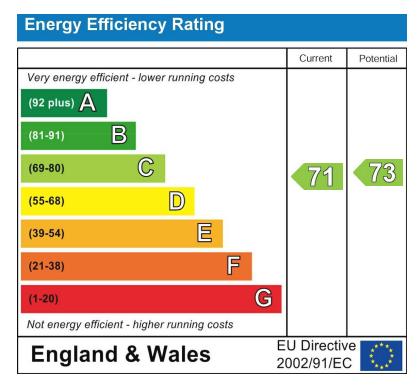


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2026. Produced for Bradley & Co Inc. Zest Property Group. REF: 1472226.

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End  
London road  
Bath  
Ba1 6pt

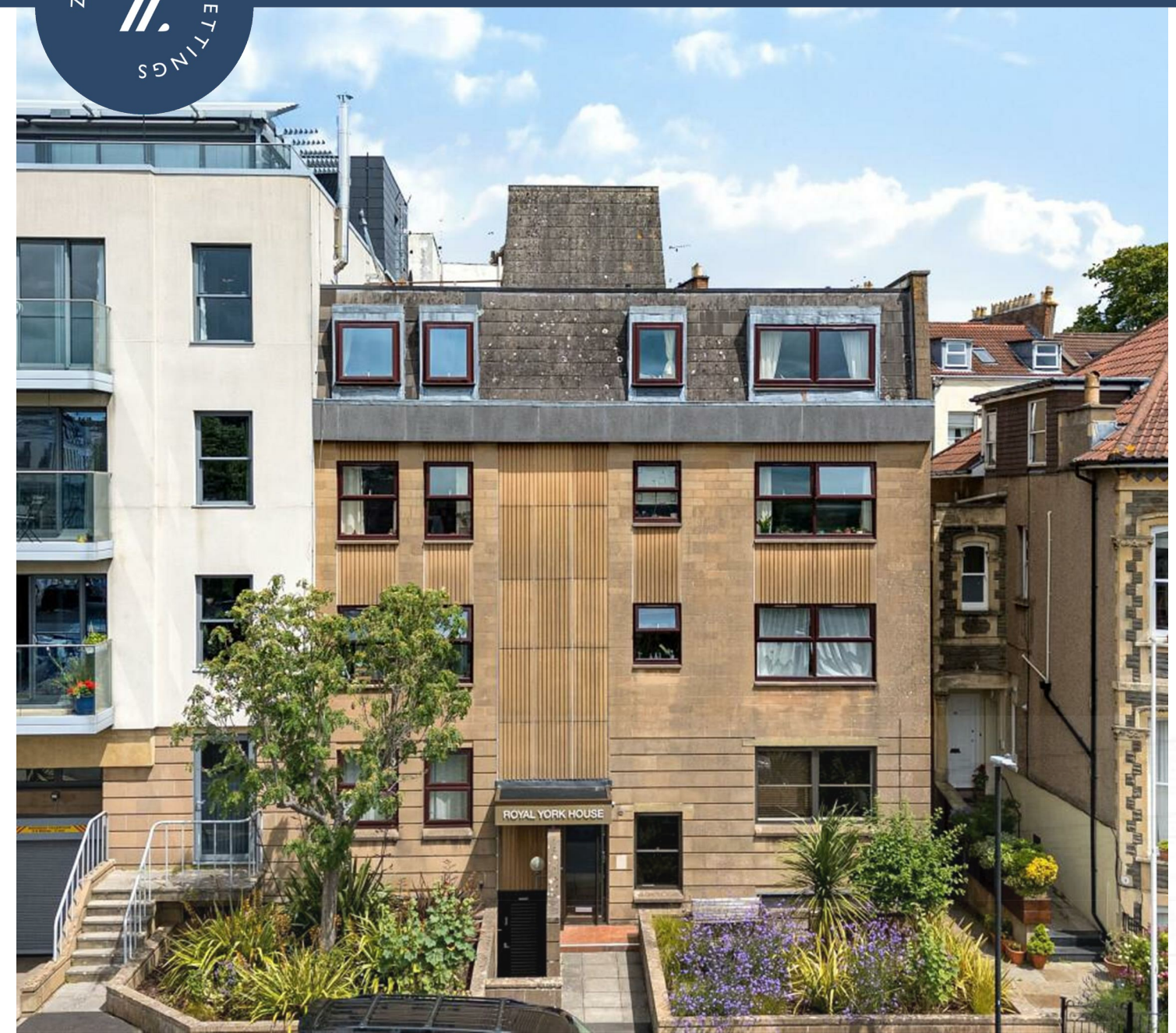
T: 01225 48 10 10  
E: happytohelp@zestlovesproperty.com



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



Royal York House, Royal York Villas, Bristol, BS8 4JR

2 Bedroom Flat/Apartment

Guide price  
£365,000

- Superbly positioned raised hall apartment in the heart of Clifton Village
- Living/kitchen/dining room, contemporary bathroom, two bedrooms
- Secure gated parking for one vehicle, no onward chain
- Leasehold, EPC rating C, council tax band C

DETAILS

Fabulous two bedroom ground floor apartment with off road parking.



A beautifully positioned raised hall apartment in the heart of Clifton, offering light-filled and spacious accommodation throughout. The property features a west-facing open-plan kitchen, living and dining area, thoughtfully designed with well appointed fittings. There are two double bedrooms and a stylish contemporary bathroom fitted in 2023.

Externally, the apartment benefits from a secure gated parking area with one allocated parking space. Offered to the market with no onward chain.

**Location**  
Clifton Village and its wide range of high street shopping facilities, boutiques and restaurants is approximately 200 yards

walking distance. There is a good selection of both private and state schooling, some of which include Clifton College, Clifton High School and Christ Church Primary School. Clifton College also offers a fitness club, which is approximately 1 mile walking distance from the property.

Bristol City Centre and the M32 link to the M4/M5 motorway network is approximately 1.5 miles travelling distance. Temple Meads and Parkway Railway Stations offer direct links to London Paddington and are within 4 miles travelling distance.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces

such as the Clifton Downs and The Ashton Court Estate, which is across the famous Clifton Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing facilities at "The Wave" in South Gloucestershire.

**Tenure**  
150 year lease, commenced in 1976  
Freeholder: Adrian Whicheloe  
Management Company: HML PM Ltd  
Management charge: £3500 per annum  
Ground rent: £25 per annum  
Subject to change.

