



A stunning second floor apartment with a modern and contemporary twist and far reaching open views.

Royal York Crescent, Bristol, BS8

£495,000 Leasehold (954 years remaining)



Popular and sought after Georgian terrace • Attractive communal entrance hall • Staircase approach to second floor • Entrance hall • Open plan reception and kitchen • Principle bedroom with en suite bathroom • Second bedroom with raised bed area • Shower room • No onward chain

Local Information

A highly desirable apartment located in this historic crescent and in the thick of Clifton Village. On the doorstep (0.2 miles) there are a wide variety of bars, restaurants, boutiques and supermarkets there is also good ease of access to Queens Road and the city centre. Landmarks in proximity include Brunel's famous suspension bridge, Durdham Downs with 400 acres of parkland and Ashton Curt with bridle paths, mountain bike trails and there are also golf courses. For the commuter there are good links to Bristol's commercial centre. There are excellent rail links to the wide country from Bristol Temple Meads and the M32 serving the M4 and M5 is also within proximity.

About this property

A modern and contemporary apartment in this classic period terrace. The apartment has a central entrance hall with a useful cloak/storage cupboard, the hall provides access to the accommodation. Inlaid Beech and glazed double doors open into the spacious open plan living space, a bright and attractive living space with three original full height sash windows to the front and views beyond. The floor is laid with stripped and polished Oak

flooring. A stylish and bespoke designed Roundhouse hand built kitchen comprises a range of solid timber hand painted floor and wall units with stainless steel work top and integrated sink. For more casual dining there is a fitted breakfast bar with coloured frosted glass and curved edged top with ample drawer storage under. Fitted appliances include four ring Smeg gas hob with hidden Neff extractor, Neff twin ovens and integrated Bosch dishwasher.

Both bedrooms are to the rear of the property, the principle bedroom has an en suite bathroom with bath with shower over, wall hung WC, mounted wash hand basin and travertine effect wall and floor tiling. A cupboard in the bedroom houses the gas fire central heating boiler. The second bedroom has a raised platform for a double bed, this bedroom is served by a separate shower room with a fitted glazed shower cubicle with sliding doors, wall hung WC., and wash hand basin, complimented with lime stone effect wall and floor tiling.

Outside and across the road from Royal York Crescent are the communal gardens for the private use of the residents of Royal York Crescent and York Gardens, subject to an annual subscription.





Tenure

Leasehold (954 years remaining)

Local Authority

Bristol City Council

Energy Performance


EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

Approximate Area = 108 sq m / 1162 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)
For identification only. Not to scale.
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 = Reduced head height below 1.5m



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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