



THE GARDEN FLAT  
39 ROYAL YORK CRESCENT  
CLIFTON  
BRISTOL

# THE GARDEN FLAT, 39 ROYAL YORK CRESCENT, BRISTOL, BS8 4JU

A stunning two bedroom, hall floor garden flat within Clifton's iconic, Grade II\* listed Royal York Crescent.

This beautifully presented and conveniently situated property offers a fantastic sense of open living space with a full length kitchen/dining/living space enjoying a south facing aspect, flooded with natural light through large sash windows. The rear of the property has two bedrooms on both ground and first floor levels, each of which is served by a well-appointed shower room on the same levels.

An attractive walled, landscaped garden of some 44 x 22 ft has two west facing seating areas and provides a tranquil escape to relax in. This well stocked, peaceful retreat proves a complete contrast with the hustle and bustle of the doorstep offerings in fashionable Clifton Village. The property has undergone a full program of modernisation and refurbishment in recent times offering an incoming purchaser a turn key prospect.

## OTHER INFORMATION

**TENURE:** We understand to be leasehold for the remainder of a 999-year lease term from 10th June 1983. Each apartment at number 39 also has an equal share of the freehold title.

**MANAGEMENT COMPANY:** A resident owned management company (39 Royal York Crescent Management Company Ltd) maintains the communal elements of the house through a monthly contribution of £160. This charge covers building insurance, maintenance of communal parts and adds towards a sinking fund for any communal works as and when required periodically.

**SERVICES:** We understand the property has all mains services with Ultrafast broadband available. Mobile phone coverage "good" all providers - Source OFCOM.

**LOCAL AUTHORITY:** Bristol City Council (0117) 922 2000.

**COUNCIL TAX BAND:** E (£3316.72 for 2026/2027)

**ENERGY PERFORMANCE RATING:** TO FOLLOW

**VIEWING:** Strictly by prior arrangement with Hydes of Bristol.  
T: 0117 973 1516 E: [post@hydes.co.uk](mailto:post@hydes.co.uk)

## LOCATION

Royal York Crescent is an address held in extremely high regard. This is owed to the uniquely convenient proximity to Clifton Village and superb examples of Georgian and Victorian architecture including some of the city's most prized and widely admired terraces and squares. This Grade II Listed Georgian terrace of forty six houses was started by James Lockier in 1791. Once reported to be the longest terrace in Europe at 390 meters, these grand houses all enjoy access from a raised promenade above vaulted cellars.

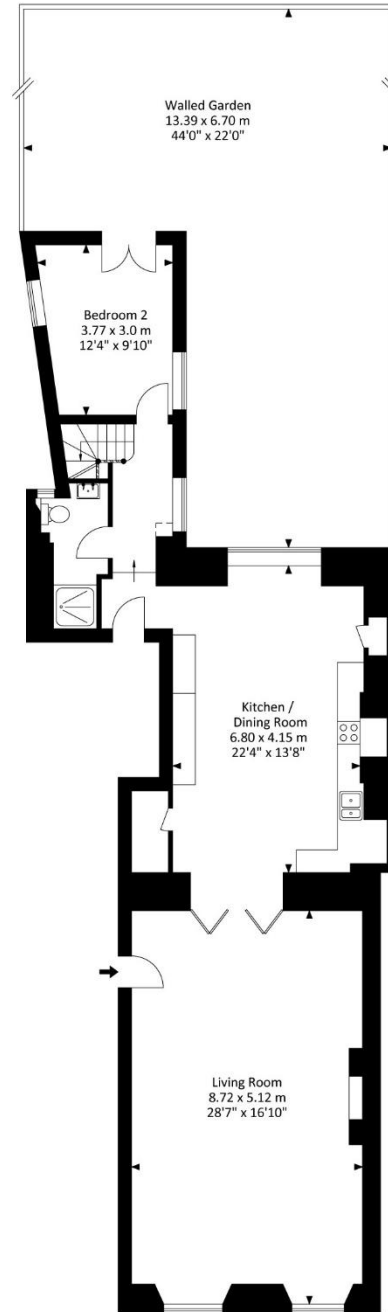
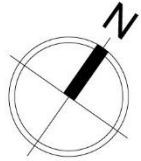
The variety of shops, boutiques and restaurants in Clifton Village are within only quarter of a mile level distance as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Bristol Temple Meads mainline station. The vast expanse of Clifton's Downs are within quarter of a mile as is the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of special scientific interest and natural beauty). The area is particularly well served for schooling in both state and private sectors with Clifton College being within three quarters of a mile of the subject property.

## IMPORTANT NOTE

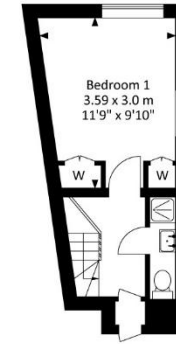
Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, 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.

# Royal York Crescent, Clifton, Bristol BS8 4JU

Approx. Gross Internal Area  
1283.0 Sq.Ft - 119.20 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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