15 Royal York Crescent, Bristol BS8 4JY
Guide Price £895,000 Leasehold

A stunning three bedroom, two bathroom loft apartment situated in Clifton's iconic Royal York Crescent enjoying unrivalled views over Bristol's skyline. The property is one of nine apartments in a handsome Grade II* listed building forming part of one of the most historic crescents of its kind in the country.

This unique top floor apartment underwent a comprehensive refurbishment program in 2008 under the current ownership. The results are astonishing and have resulted in a very high specification home with carefully reconfigured, light and airy, open plan loft living space. The perfect blend of modern lifestyle requirements in an elegant historic townhouse. A magnificent roof terrace provides breath taking westerly views (including Clifton's world famous Suspension Bridge) and the living space looks over the city's historic harbour as far as Landsdown Bath on the easterly horizon. The roof terrace is an amazing space for relaxing and entertaining outside. Other notably rare attributes for a property of this age include the benefit of a passenger lift to all levels and the highly unusual commodity of a good size single garage and workshop/storage space.

Further benefits include a comprehensively equipped, fitted kitchen and beautifully appointed bath/shower rooms. Lastly, it should also be noted that this property is offered for sale with no onward chain.

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LOCATION

Royal York Crescent is an address held in extremely high regard. This is owed to the uniquely convenient proximity to Clifton Village and the superb examples of Georgian and Victorian architecture including some of the city's most prized and widely admired terraces and squares. 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

OTHER INFORMATION

TENURE: It is understood that the property is leasehold for the remainder of a 999 year lease with a share of the freehold title.
SERVICE CHARGES: We are advised that the current service charge is £2,816.66 per annum to the freeholders, York Mansions (Clifton) Ltd. The residents employ the services of a professional management/maintenance company (BNS Property Management) who oversee the general upkeep and maintenance of the communal parts on their behalf. This charge also includes the buildings insurance.
LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000 - www.bristol.gov.uk
COUNCIL TAX BAND: We understand it to be Band F and that the charge for 2018/2019 is £2,863.04p.
VIEWING: Strictly by prior appointment with Hydes of Bristol.

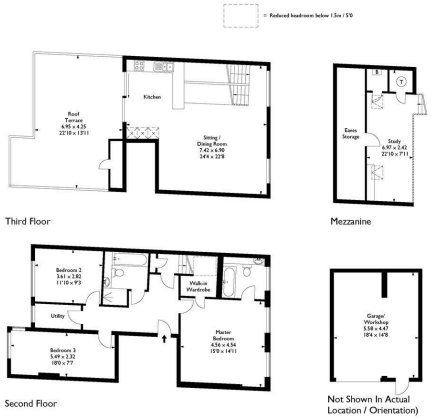
IMPORTANT NOTE

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

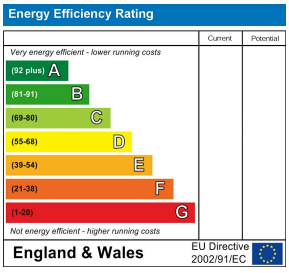
Approx. Gross internal Area
1533.0 Sq.Ft - 142.40 Sq.M
(Excluding Eaves)

Garage/Workshop
268.0 Sq.Ft - 24.90 Sq.M

Total Area
1801.0 Sq.Ft - 167.30 Sq.M



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. Floor plan produced by Westcountry EPC.



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