



TOP FLOOR FLAT
43 ROYAL YORK CRESCENT
CLIFTON
BRISTOL

TOP FLOOR FLAT, 43 ROYAL YORK CRESCENT, CLIFTON, BRISTOL, BS8 4JS

SUMMARY OF ACCOMMODATION

A larger than average two double bedroom apartment set within this fine townhouse on Clifton's iconic Royal York Crescent, superbly located in the heart of Clifton Village.

Offering sizeable accommodation the subject property offers a larger footprint due to it's positioning in the crescent. The property comprises of an entrance hall with a large double bedroom and a spacious eat in kitchen to the rear of the property, both offering pleasant raised out looks over Clifton Village. Further to this there is a bathroom and an airing cupboard off the hallway and to the front of the property another double bedroom and a particularly well proportioned living room, both of which benefit from far reaching views over Bristol and beyond out over North Somerset.

It should be noted the subject property is being sold with the benefit of no onward chain.

LOCATION

The property's central location is within 250 metres of Clifton Village and Princess Victoria Street's wide range of high street shops, boutiques and restaurants. Bristol City Centre and M32 link to the M4/M5 motorway network is within 2 miles travelling distance.

OTHER INFORMATION

TENURE: We understand the tenure to be leasehold for the remainder of a 125 year lease.

SERVICE CHARGE: £170 per calendar month.

SERVICES: We understand that all mains services are connected to the property.

LOCAL AUTHORITY: Bristol City Council (0117 922 2900).

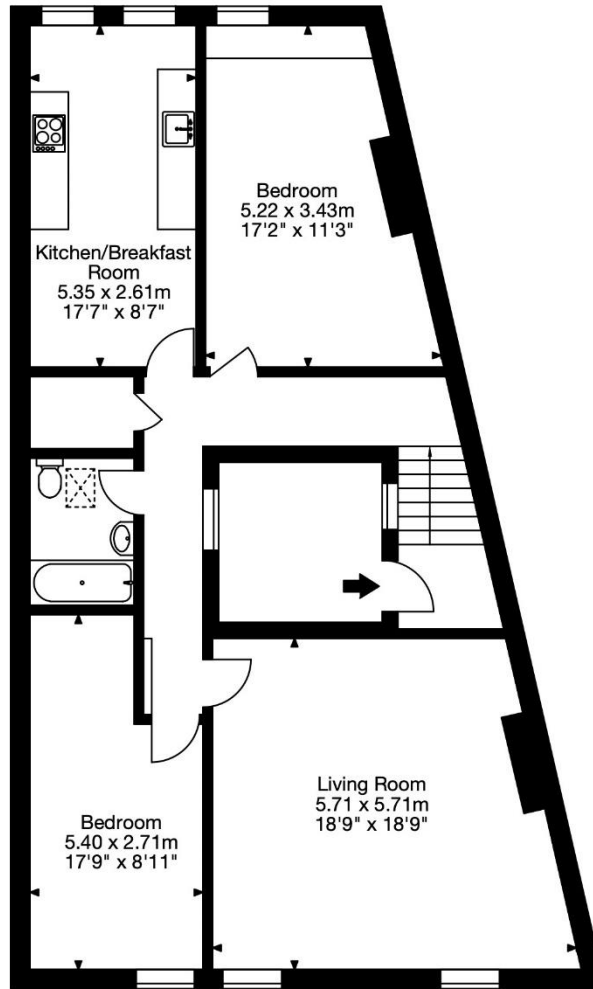
COUNCIL TAX: We understand the property falls within council tax band E

VIEWINGS: Strictly by appointment with Hydes of Bristol (0117 9731516 or post@hydes.co.uk), 24 hours notice is needed.

LISTING: We understand it to be Grade 2 * listed.



TFF, 43 Royal York Crescent,
Clifton, Bristol BS8 4JS
Approx. Gross Internal Area
1037 Sq Ft - 96 Sq M



Third Floor

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.



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