

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



TOP FLOOR FLAT, 5 ROYAL YORK CRESCENT, CLIFTON, BRISTOL, BS8 4JZ

“A spacious flat with sensational views and parking in the heart of Clifton”

Summary

- Two double bedrooms
- Share of Freehold
- Breathtaking city views
- Private roof terrace with bridge views
- Clifton Village location
- Natural daylight in every room
- Spacious accommodation
- Allocated off-road parking
- Clifton Village parking scheme

Situation

Set within one of the most desirable addresses in Clifton. Royal York Crescent is located within the heart of Clifton Village. Clifton Village has a variety, of restaurants, coffee-shops and independent retail outlets. Steeped with History and being home to Isambard Kingdom Brunel's Suspension bridge. The Clifton Durdham Downs with more than 400 acres of open recreational space is just 0.8 miles away, ideal for walking dogs. Education nearby includes Clifton College, Badminton, Clifton High and Christchurch Primary School. Local bus services can be found on “Clifton Down Road” and can provide transport into the town centre and beyond.

Description

Situated within an excellent location perfect for Clifton Village. Construction started in 1791 and was finished in 1820, the Georgian Grade II* Listed terrace is one of the most desirable address in Clifton. The Terrace is reputed to be one of the longest terraces in Europe and number 5/6 benefits from sitting on the arguably more desirable peaceful end. This Grade II* listed top floor apartment is very quiet and offers spacious accommodation with stunning period features and fantastic views.

The flat is accessed via the main door with communal entrance hall. The accommodation is situated on the top floor and comprises hall which leads onto a large sitting / dining room with all three windows looking out over the city scape. Stairs in the lounge lead to a large Velux window providing access to a private decked roof terrace not overlooked by others than those in passing hot air balloons. Perfect for enjoying the evening sun whilst overlooking the roof tops of Clifton and Suspension Bridge.

The separate kitchen houses a gas hob and extractor fan, electric oven and dishwasher, space for a full height fridge/freezer and a range of base and wall units; the kitchen also benefits from natural daylight.

Accommodation

The bedrooms which are both doubles are serviced by the master bathroom, with natural light flooring in this bathroom benefits from a separate bath and shower. Retractable stairs at the rear of the property lead to a generous attic level, which currently houses a home office and storage shelving. The attic has three large Velux windows overlooking the roof terrace.

Parking

The flat also benefits from an allocated off-road parking space at the rear of the property accessed via a rear door of 5/6 Royal York Crescent.

Directions


From Lloyd Williams Estate Agency in Clifton proceed along Princess Victoria Street taking a left onto Sion Hill. Turn first left again and proceed straight ahead onto Royal York Crescent where the property will be along on the left hand side.

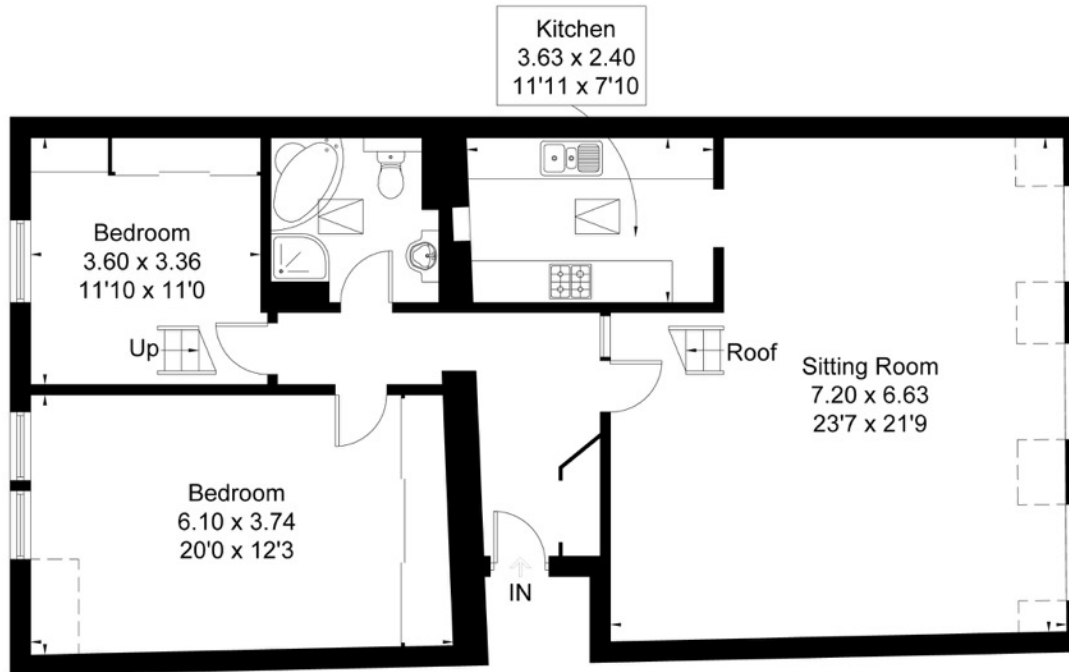




Approximate Area = 135.9 sq m / 1463 sq ft
Including Limited Use Area (21 sq m / 226 sq ft)

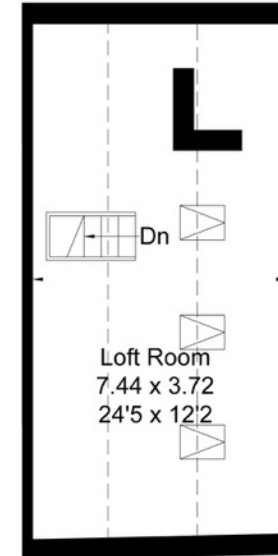


 = Reduced head height below 1.5m



Third Floor

Area = 108.2 sq m / 1165 sq ft
(Limited Use Area = 3.1 sq m / 33 sq ft)



Fourth Floor

Area = 27.7 sq m / 298 sq ft
(Limited Use Area = 17.9 sq m / 193 sq ft)

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

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