



Top Floor Flat, 42 Royal York Crescent
Guide Price £435,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4JS

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A spacious 3 double bedroom, 2 bathroom top floor apartment circa 1,100 sq. ft. of space, benefiting from a communal garden, set in a Grade II* Georgian crescent with panoramic views over Bristol and beyond.

Key Features

- **A front facing living room provides unrivalled far-reaching views over Bristol and beyond.**
- **Accommodation:** hallway, kitchen, living room, principal bedroom with en-suite, two additional bedrooms, and a bathroom/wc.
- **Outside:** the communal gardens are located at the front of the property.
- **Set in the highly favoured Royal York Crescent a short and very pleasant stroll from the centre of Clifton Village with a wide range of pubs, restaurants and independent retailers.**
- **No onward chain making a prompt move possible.**

ACCOMMODATION

APPROACH: via communal door, communal hallway and stairs rising to the very top floor where the private entrance door to this apartment can be found. The area immediately outside the flat door is officially communal owned and maintained by the management company though in practice is useful storage for the top floor flat.

ENTRANCE HALLWAY: doors lead off to all rooms. Radiator, skylight, entry phone system.

LIVING ROOM: (18'3" x 11'6") (5.57m x 3.50m) double glazed window to front elevation with stunning far reaching views over the south of Bristol and the hills of Lansdown and Dundry. Radiator, light point. Opening to:-

KITCHEN: (8'8" x 8'2") (2.63m x 2.50m) fitted with a range of wall and base units. 4 ring electric hob, electric double oven, fitted hood, integrated automatic washing machine, integrated dishwasher and fridge/freezer, stainless steel sink unit with mixer tap, splashback tiling, recessed spotlights and skylight.

BEDROOM 1: (18'3" x 11'4") (5.57m x 3.46m) double glazed windows to front elevation with stunning far reaching views over the south of Bristol and to the hills of Lansdown and Dundry. Radiator, light point. Door to:-

En-Suite Bathroom/WC: white suite comprising low level wc, wash hand basin and vanity unit storage underneath. Large shower cubicle, recessed spotlights, extractor fan, tiled floor and partially tiled walls.

BEDROOM 2: (21'9" x 11'6") (6.63m x 3.51m) double glazed window to rear elevation, light point and a radiator.

BEDROOM 3: (14'8" x 11'4") (4.48m x 3.46m) double glazed window to rear elevation, light point, radiator and built-in cupboards.

BATHROOM/WC: low level wc, wash hand basin with vanity unit storage underneath, panelled bath with mixer tap and overhead shower, extractor fan, recessed spotlights, tiled floor and partially tiled walls and skylight.





OUTSIDE

COMMUNAL GARDENS: communal gardens located at the front of the property.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 years from and including 1 Apr 2021 to 31 March 3020. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important

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Total: 1154 sq. Ft, 107m²

