



# Royal York Crescent, Bristol BS8 4JW

£160,000 Leasehold

Top floor retirement flat

## Description

There is so much going for this flat that we are sure you will not fail to be "wowed" by it. Before we get to the highlight- the view - let's talk about the building it's in for starters. An elegant development of apartments for the over 55s, comprising a terrace of three grand Georgian listed houses. There is a lift, a residents' lounge, a guest suite, and emergency pull cords throughout. To the rear is an attractive communal walled garden, and a parking area which is offered on a first come first served basis. Now let's talk about the flat: being on the top floor means it has more natural light than most of its lower neighbours, as there are skylights in both the fitted kitchen and modern shower room. The living room is of a good size, as is the bedroom which is definitely a double. Then, there is the outlook: an absolutely stunning panorama across Bristol - what a fantastic place to live in.

Council Tax Band: C (£2084.65 per annum 2023/24)

Tenure: Leasehold (956 years)

Service Charge: £340 per month

## Tenure

Leasehold



## THIRD FLOOR:

### Hall

Front door with spyhole; built-in closet with double doors; built-in storage cupboard with shelves; loft hatch; 24-hour emergency call system panel.

### Living Room

**w: 15' 10" x l: 13' 10"**

2 sash windows to front, with sensational southerly views; partly lowered ceiling; TV and phone pts; double radiator; doorway into...

### Kitchen

**w: 6' 11" x l: 6' 10"**

Skylight window; range of fitted base and wall units, in maple finish, with 2 corner carousel units, rolled-edge blue granite-effect worktops and tiled splashbacks; inset single-bowl single-drainer white ceramic sink with mixer tap; built-in electric oven and 4-ring electric hob; space for fridge/freezer; extractor fan.

### Bedroom

**w: 16' x l: 9' 8"**

Sash window to front with sweeping views; partly lowered ceiling; phone pt; radiator.

### Shower Room

**w: 8' 1" x l: 6' 10"**

Skylight window; white pedestal wash basin with mixer tap, tiled splashback, glass shelf and mirror over; white w.c. to match; glazed shower cubicle with white tray and tiled surround; built-in airing cupboard; fitted shelves; mirrored cabinet; extractor fan; radiator.

### COMMUNAL:

The development has a very elegant residents' lounge on the ground floor, plus a kitchen area for making teas and coffees; there is a guest suite which is available for hire at a nominal rent; there is also a laundry room, and central heating and hot water are supplied throughout the building (including into all of the flats) and paid for out of the service charge.



## **Communal Garden**

An attractive walled garden to the rear of the development.

## **Communal Parking**

There is a parking area, with a limited number of spaces offered on a first come first served basis, situated to the rear of the development and accessed via Princess Victoria Street.

## **GENERAL:**

### **Tenure**

Leasehold (unexpired portion of 999-year lease dated 1978).

### **Service Charge**

Understood to be currently around £340 per month, which sum includes payments towards buildings insurance, general repairs and maintenance to the building and its communal areas, maintenance and use of the lift, electricity to common parts, use of the laundry room equipment (washing machines and tumble dryers), the services of a visiting estate manager, use of a 24-hour emergency call system, plus central heating and hot water provided throughout the building including into every flat.

### **Resale Charge**

The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder: Retirement Properties Limited. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition & Markets Authority. The sellers will be responsible for the fees of estate agents, solicitors and any other costs, and in addition a fee, calculated at 4% of the lower of the sale price or the seller's original purchase price, is payable to the freeholder.

### **Council Tax Band**

Band C (£1,982.55 per annum 2022/23).



## IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

## INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



THIRD FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on best and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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