



Royal York Crescent, Clifton, Bristol BS8
£165,000

First floor flat for the over-55s | Leasehold



One of twenty-eight flats for the 55s-and-over within a converted Georgian house that was once a school which Princess Eugenie of Montijo (later wife of Napoleon III) attended for a time. Situated on the first floor, at the rear of the building, the one-bedroom flat overlooks the charming communal walled garden. Access is by lift, or stairs, and the development features a lovely residents' lounge, a laundry room (use of which is included in the service charge), and a communal parking area (first-come-first-served).

Council Tax Band: Band B (£1824.08 per annum 2023/24)
Tenure: Leasehold (954 years)
Service Charge: £340 per month (reviewed every 1 years)

FIRST FLOOR:

Entrance Hall

Front door from communal first floor landing; built-in closet; smoke detector; phone pt.

Living Room

w: 11' 9" x l: 12' 6" (w: 3.58m x l: 3.81m)

Sash window to rear; TV and phone pts; two radiators; half-glazed door and side pane into...

Kitchen

w: 8' 2" x l: 5' 4" (w: 2.49m x l: 1.63m)

Base and wall units with timber-effect worktops and tiled splashbacks; 1½-bowl single-drainer composite sink with mixer tap; electric cooker pt; space for fridge/freezer; extractor fan.

Bedroom

w: 10' x l: 12' 3" (w: 3.05m x l: 3.73m)

Sash window to rear; double radiator.

Shower Room

w: 6' x l: 8' 8" (w: 1.83m x l: 2.64m)

Cabinet comprising white w.c. with concealed cistern, countersunk wash basin to match, fitted shelves and blue marble-effect top; matching surface with mirrored cabinet and storage units over; tiled corner glazed shower cubicle with sliding door; coving; built-in shelved airing cupboard; extractor fan.

COMMUNAL:

The development includes a residents' lounge, with far-reaching views over Bristol, a kitchen area for making teas and coffees, a laundry room and a very affordable guest suite. There are two staircases and one lift, a 24-hour emergency call system throughout the building (including individual flats), and a visiting estate manager.

EXTERNAL:

Communal Garden

A walled garden to the rear of the building, maintained as part of the service charge.

Communal Parking

There is a small car park to the rear of the building, with around a dozen spaces available on a first-come-first-served basis.

LOCATION:

Set at the end of Europe's longest Georgian terrace, not far from the Avon Gorge Hotel, Clifton Rocks Railway and Brunel's iconic Bridge, the development is within walking distance of all the shops, cafes and boutiques that fashionable Clifton Village has to offer.

GENERAL:

Tenure

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

Service Charge

There is a monthly charge of £340 (although this is set to rise in 2024) which covers the costs of buildings insurance, general repairs and maintenance of the building and its communal areas, all central heating and hot water (including into individual flats), the use of a laundry room, and a 24-hour emergency call system.

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 B (£1824.08 per annum 2023/24).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. 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 themselves as to their operating efficiency before proceeding with a purchase. 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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



FIRST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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