



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

Flat for the over-55s | Leasehold



Cosy and sunny, with a south-facing living room and double bedroom, a larger than average custom-fitted kitchen (which has an opening window) and a bathroom, this lower ground floor apartment will appeal to those over-55s who still relish independent living. Clifton Village, with its array of shops, cafes, restaurants and boutiques, is within walking distance, as is Brunel's iconic Clifton Suspension Bridge and the open space of Clifton Down. The flat is very nicely presented and has access to a courtyard (which, because of its location in relation to this flat and the rest of the development, does not tend to be frequented by other residents). The development includes a residents' lounge with stunning views, a laundry room, a guest suite, an estate manager, a 24-hour emergency call system, attractive gardens and a parking area.

Council Tax Band: A (£1,640.20 per annum 2024/25)

Tenure: Leasehold (954 years)

Service Charge: £412.97 per month (reviewed every 1 years)

Parking options: Residents

Garden details: Communal Garden

Heating: Communal

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users

Restrictions: Listed building, Conservation area

ACCOMMODATION:

Lobby

Front door with spyhole from communal hallway; coat rack; door into...

Hall

Built-in closet; entryphone.

Living Room

w: 17' 9" x l: 8' 10" (w: 5.41m x l: 2.69m)

South-facing sash window to front; alcove with fitted stove-style electric fire; TV pt; coving; double radiator; glazed door into...

Kitchen

w: 13' 5" x l: 9' 2" (w: 4.09m x l: 2.79m)

Frosted window to side; range of fitted base and wall units, in cream, including glazed cabinets, drawers and timber-effect worktops; tiled splashbacks; inset 1½- bowl single-drainer stainless steel sink; built-in Hotpoint ceramic hob in arched alcove; built-in John Lewis electric oven; plumbing and space for slimline dishwasher; partly panelled walls; radiator.

Bedroom

w: 12' x l: 8' 2" (w: 3.66m x l: 2.49m)

Sash window to front; built-in cupboard; emergency call system; double radiator.

Bathroom

w: 6' 6" x l: 5' (w: 1.98m x l: 1.52m)

White w.c., pedestal wash basin and panelled bath, with Mira Sport shower; half-tiled walls; built-in airing cupboard with louvre door; wall mirror and glass shelf; extractor fan; towel rail radiator.

EXTERNAL:

Courtyard

Not actually private to the flat but certainly feels like it; a very pleasant place to sit, especially on a sunny day.

COMMUNAL:

Inside

The development has a lift to all floors, a guest suite, a very elegant residents' lounge (with delightful south-facing views across Bristol), a laundry room (no extra charge for its use), a 24-hour emergency call system and a visiting estate manager. The residents can, and do, form social groups (music, scrabble, cards etc) for those who are interested, but those who want to lead an entirely independent life are free to do so.

Outside

There is a lovely communal garden to the rear of the building and an adjoining tarmac parking area, which is accessed via Oxford Place, a little turning off neighbouring Princess Victoria Street.

GENERAL:

Tenure

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

Service Charge

Understood to currently be £412.97 per month, which includes payment towards buildings insurance, general repairs and maintenance of the building and its communal areas, maintenance of the lift, electricity to common parts, provision of a visiting estate manager and a 24-hour emergency call system, and central heating and hot water supplied to the 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 and Markets Authority. The sellers will be responsible for the fees of estate agents, solicitors and any other costs such as for an EPC, 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 A (£1,640.29 per annum 2024/25)

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.

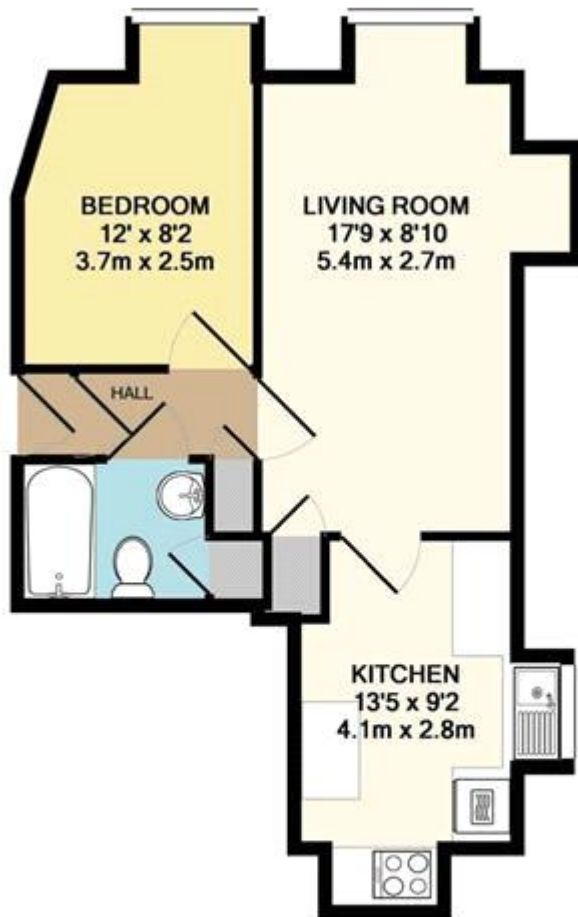
INTERESTED?

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.



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/fitments 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.

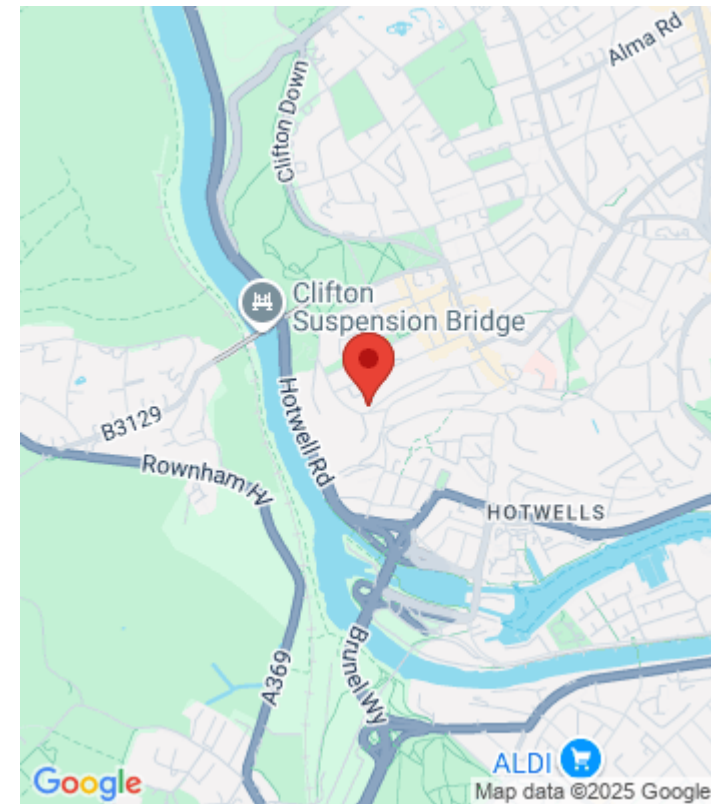




TOTAL APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)

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