



Royal York Crescent, Clifton, Bristol BS8
£145,000

Charming first-floor flat for the over-55s | Leasehold

The split-level nature of this first-floor flat for the over-55s (you go upstairs to bed, albeit three very shallow ones!) adds more character than you would think. And the two large windows in the living room, overlooking the communal rear garden, ensure plenty of light, enhanced by the very high ceilings. All in all, a charming flat, in need of some tlc admittedly, in this converted Georgian terrace. There's lift access, a communal lounge (which is delightful and enjoys wide-sweeping city views to the south), a 24-hour emergency call system, and a first-come-first-served car park to the rear.

Council Tax Band: Band B (£2009.68 per annum 2025/26). (Bristol City Council)
Tenure: Leasehold (951 years)
Ground Rent: £1 per year
Service Charge: £426.71 per month (reviewed every 1 years)
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access
Restrictions: Listed building, Conservation area
Owner-occupiers who are at least 55.

FIRST FLOOR:

Entrance Hall

Front door from communal first floor landing; built-in cupboard with shelf; built-in airing cupboard with slatted shelves; built-in closet with double doors; tall wall mirror; hatch up to limited storage area; smoke alarm; 24-hour emergency call panel (accidentally tested, so definitely working!).

Lounge

w: 14' 6" x l: 15' 1" (w: 4.42m x l: 4.6m)
2 tall sash windows to rear overlooking communal garden, both with working shutters; inset shelving (former fireplace); high coved ceiling; 2 double radiators; glazed panel and half-glazed door into...

Kitchen

w: 8' 2" x l: 6' (w: 2.49m x l: 1.83m)
Fitted base and wall units in cream, with matching worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sinkand mixer tap; high-level shelves; built-in 4-ring electric hob with fitted Elica hood; built-in Stoves electric double oven; Fridgemaster fridge/freezer; radiator with shelf above.

Bedroom

w: 7' 10" x l: 11' 1" (w: 2.39m x l: 3.38m)
3 steps up and door from Hall; sash window to rear; fitted triple wardrobe, one with fitted drawer unit, and storage cupboards above; radiator.

Bathroom

w: 4' 11" x l: 7' 8" (w: 1.5m x l: 2.34m)
White panelled bath with Triton shower, tiled surround and curtain rail; matching w.c. and pedestal wash basin, with tiled splashback and mirrored cabinet above; vinyl flooring; wall mirror; fitted Leifheit extendable clothes airer; extractor fan; radiator.

COMMUNAL:

The development includes an elegant residents' lounge (which enjoys a rather wonderful view) and an adjacent kitchen for making tea and coffee, a guest suite, a laundry room, and a lift to all floors. An estate manager keeps an eye on the running of the building.

EXTERNAL:

Communal Garden

An attractive walled garden to the rear of the property.

Communal Parking

To the rear, accessed via Oxford Place off Princess Victoria Street. Spaces offered on a first-come-first-served basis.

LOCATION:

Situated at the end of Royal York Crescent, Europe's longest Georgian terrace, this flat is set in a very fashionable part of Bristol. To walk into Clifton Village, with its array of boutiques, shops and eateries (not to mention the Clifton Club), I would suggest exiting through the main front door, and strolling along the terrace. This provides a level walk. The Portcullis, just around the corner in Wellington Terrace, offers a quiet pint, should you want it, or there's the Avon Gorge Hotel and White Lion bar a little further along. Beyond the Suspension Bridge, there's the very nice 360 cafe in the Observatory, where you can also see the amazing (considering it was created in the early nineteenth century) camera obscura, or walk down to Giant's Cave.

GENERAL:

Tenure

Leasehold (unexpired portion of 999-year lease dated 1978), subject to an annual rentcharge of £1.

Service Charge

A monthly fee of £426.71 is collected towards the upkeep of the building and its communal areas, the provision of buildings insurance, the employment of an estate manager, communal electricity (including the lift), and the supply of central heating and hot water to all parts of the building including into the flats.

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 (£2009.68 per annum 2025/26).

IMPORTANT:

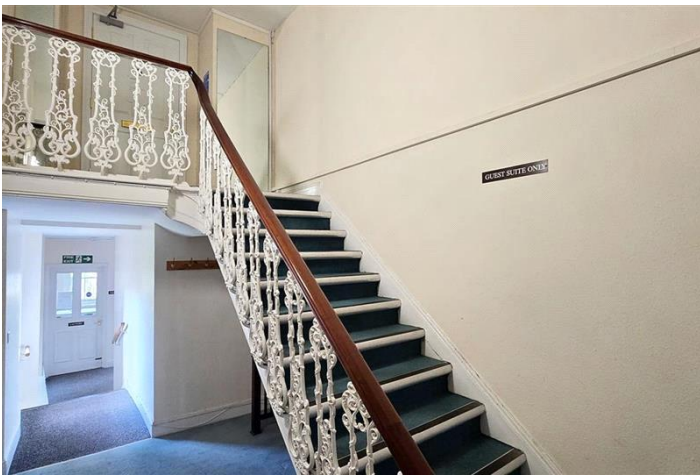
These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective 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.

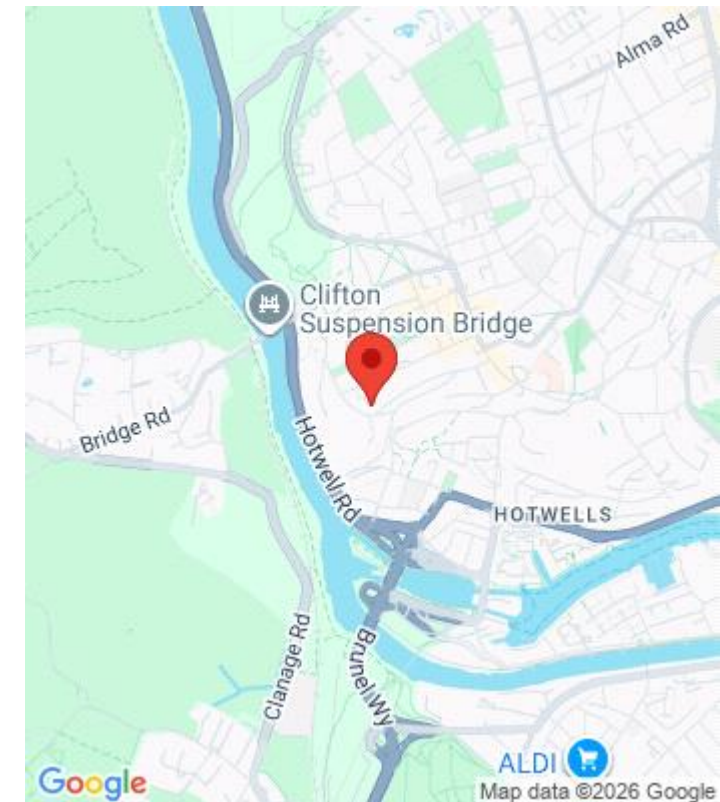




FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.