



Eugenie House, Royal York Crescent, Clifton, Bristol BS8
£245,000

Retirement flat with stunning views | Leasehold

A few years ago I sold a flat in Eugenie House that I think I may have described as the best I'd ever seen in this over-55s development. Now, I'm in a quandary. This flat, on the second floor, and with far-reaching southerly views, plus (if you crane your neck a little) sight of Brunel's iconic bridge from the smaller bedroom, is really, very lovely. Beautifully presented throughout, nicely decorated, with an impressively equipped kitchen and a smart shower room, its an apartment that I expect to sit on the market for no time at all. So, don't sit on your hands, book a viewing!

Council Tax Band: Band C (2412.17 per annum 2026/27) (Bristol City Council)
Tenure: Leasehold (951 years)
Service Charge: £430.52 per month (reviewed every 1 years)
Parking options: Residents
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access
Restrictions: Listed building, Conservation area

SECOND FLOOR:

Entrance Hall

Front door from communal hallway; built-in closet with rail and shelf; large wall mirror with book shelf above; hatch into overhead storage space; 24-hour emergency call system panel; smoke detector.

Lounge

w: 14' 7" x l: 13' 9" (w: 4.45m x l: 4.19m)
2 large sash windows to front, affording tremendous southerly views across the City; radiators under both windows, with Moroccan-style screens; coving; picture rail; arched alcove; half-glazed door and side pane into...

Kitchen

w: 7' 7" x l: 5' 3" (w: 2.31m x l: 1.6m)
Range of fitted base and wall units, in white, including pull-out larder and carousel unit, and glazed cabinets, with pale grey granite worktops and upstands, and tiled splashbacks; inset single-bowl stainless steel sink with mixer tap; built-in 4-ring Electrolux electric hob; built-in Neff electric oven; built-in Zanussi fridge; built-in Hoover freezer.

Bedroom One

w: 10' 6" x l: 10' 1" (w: 3.2m x l: 3.07m)
Large sash window to front, with stunning southerly views; radiator.

Bedroom Two

w: 6' 10" x l: 10' 10" (w: 2.08m x l: 3.3m)
Sash window to side, overlooking rooftops and with views towards Ashton Court; full-width fitted unit that includes wardrobes, drawers and glazed cabinet; fitted bookshelves; radiator.

Shower Room

w: 7' 2" x l: 6' (w: 2.18m x l: 1.83m)
Door with obscured porthole window (for borrowed light); fully tiled walls and floor; wall-hung wash basin in white, with mixer tap, chrome fittings and mirror above with built-in lighting; w.c. with concealed cistern; walk-in glazed cubicle with sliding door, Mira shower, chrome fittings and foldaway seat; extractor fan; fitted airing cupboard with plenty of shelving; towel rail radiator.

COMMUNAL:

Residents' Lounge

A delightful room for whiling away the hours, with a piano, library, jigsaws and splendid views.

Guest Suite

For those relatives coming from far away to visit; perhaps less relevant in this rather rare two-bedroom Eugenie House flat!

Communal Garden

A lovely garden to the rear, which offers lawns, flower borders, raised beds, shrubs and trees. What's not to like?

Communal Parking

A car park to the rear.

LOCATION:

A former resident (no longer with us, sadly) once told me that if she wanted to go shopping in Clifton Village, she would leave via the front door of the development, walk along the terrace until the road came up to meet the pavement, do her thing, then return via Princess Victoria Street and Oxford Place. That way, she felt like she was in an M C Escher etching: walking downhill all the way! I can't think of a better way to describe how convenient this development is.

GENERAL:

Tenure

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

Service Charge

For the rest of 2026, £430.52 per month covers the costs of buildings insurance, general repairs and maintenance to the fabric of the building and its communal areas, servicing of the lift, lighting to communal areas, central heating and hot water throughout the development (including individual flats), the provision of a 24-hour emergency call system and the services of a visiting estate manager. This fee is reviewed annually in the final quarter and reset for January.

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 (£2412.17 per annum 2026/27).

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?

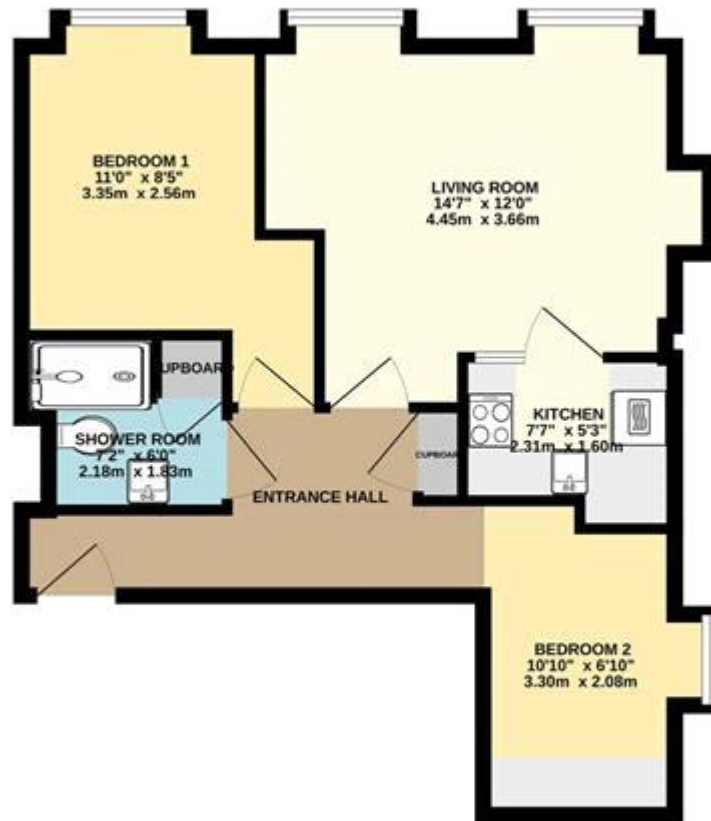
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without 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.

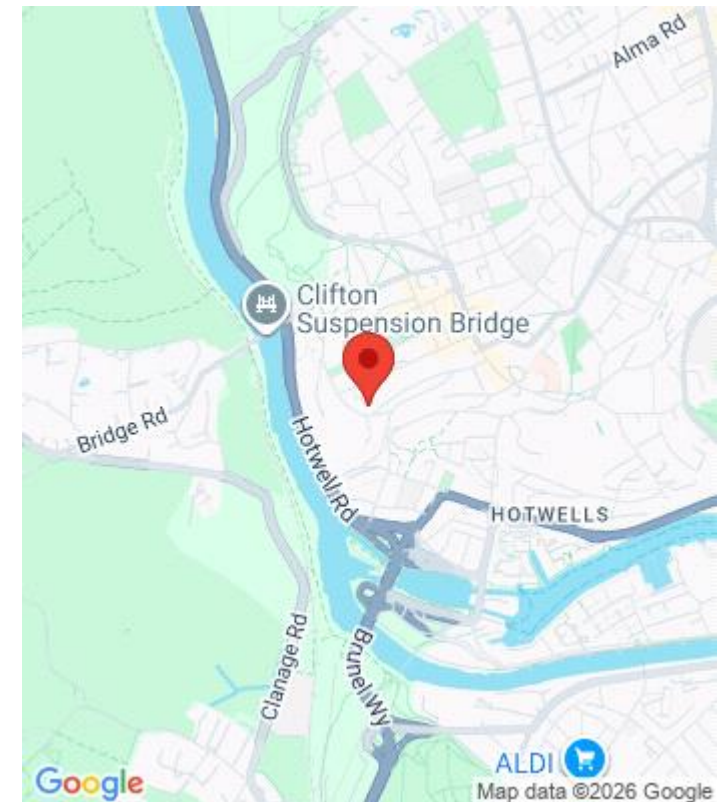


SECOND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.

Whilst 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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made well before 12/2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.