



BALCONY APARTMENT

5 Royal York Crescent, Clifton, Bristol, BS8 4JU



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An exquisite first-floor apartment situated on one of Clifton's most iconic terraces, with a south west facing private balcony, exceptional views and allocated private parking.

* GRADE II LISTED GEORGIAN TOWNHOUSE * PRIVATE SOUTHWEST-FACING CANOPIED BALCONY WITH EXCEPTIONAL FAR-REACHING VIEWS * PRIVATE ALLOCATED PARKING BAY * REAR PEDESTRIAN AND VEHICLE ACCESS VIA OXFORD PLACE AND PRINCESS VICTORIA STREET * BEAUTIFUL 'NOLTE' DESIGNER KITCHEN WITH FREESTANDING ISLAND * STUNNING HERRINGBONE PARQUET FLOORING WITH SOUNDPROOFING * MASTER BEDROOM WITH HAND-CRAFTED WARDROBES * FULLY TILED BATHROOM WITH WALK-IN SHOWER AND SUNKEN BATH

Situation

Royal York Crescent is perhaps one of the best-known of the Georgian crescents in Clifton, renowned for its iconic architecture, far-reaching southerly views and reputation as the "longest Crescent in Europe".

Clifton village is literally on the doorstep, well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is easy access to Bristol's famous historic floating harbour, and just to the north access to The Downs and The Observatory.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 6 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.2 miles to the south.

Share of Freehold

Flat 3 is situated on the first floor of this beautiful Grade II list Georgian Townhouse. Accessed via a communal stairway, beautiful herringbone parquet flooring runs throughout the grand entrance hall and into the magnificent reception room and kitchen space to the right. The hallway has been cleverly designed to include a Crittal glass screening which immediately adds to the sense of space and light.







The kitchen/living space is truly magnificent and beautifully designed to pair modern and contemporary design with original period detailing, a theme that is wonderfully balanced and consistent throughout the property.

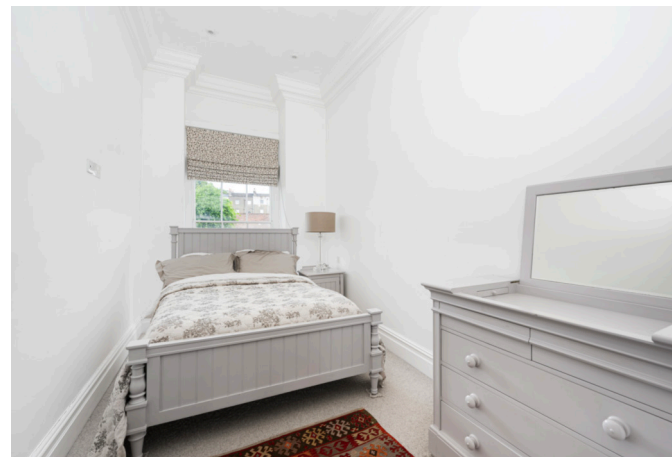
Light pours into the space via a set of three large floor-to-ceiling southwest-facing sash windows (with refurbished shutters) which beautifully frame the uninterrupted views beyond whilst also providing access out to a canopied full-width balcony.

The kitchen is designed by 'Nolte' and is presented in a minimalist style with a matt finish with enough space and utilities to satisfy the keenest of cooks with a huge amount of storage, and a sizeable island that also features a breakfast bar area. The kitchen is equipped with an array of integrated 'Bosch' appliances which include an oven, microwave, dishwasher, five-zone induction hob with extraction, fridge, freezer, and stainless steel sink with 'Quooker' tap.

Adjacent and open-plan to the kitchen is a superb living space with ample room for sofas, chairs, and a dining table if required and is the perfect place to entertain or simply sit back, relax, and take in the wonderful views.

Both of the bedrooms are situated at the rear of the property, the master bedroom has a full range of hand-crafted wardrobes and inbuilt storage options, and two full-height sash windows. The second bedroom is a good size and features a single large sash window.

The bathroom is fully tiled with Mandarin Stone limestone tiles and thoughtfully designed to incorporate an oversized walk-in shower cubical as well as a sunken double-ended bath. Further notable features include a wash bowl basin, W.C., recessed vanity mirror with storage, and underfloor heating. Further to this, there is a useful storage space in the loft above the bathroom.



The hallway also provides access to a guest cloakroom W.C. (which has the potential to be converted into a second shower room) and a separate storage cupboard that houses both a clothes washing and a separate drying machine.

Outside

The apartment features a full-width canopied southwest-facing balcony with timber floors and wrought iron railings. The balcony is large enough for a small table and chairs and offers uninterrupted views and enjoys much of the days sun.



Of immense benefit is the rear pedestrian access to a privately allocated parking bay at the rear of the property which is accessible from Princess Victoria Street via Oxford Place.

Royal York Crescent itself has the benefit of a well-maintained communal garden stretching for almost the full length of the crescent, and accessed via several gates leading into it.

The communal garden is laid mostly to lawn, with richly planted mature borders, specimen trees, and informal outdoor dining tables, chairs and benches dotted throughout.

Services

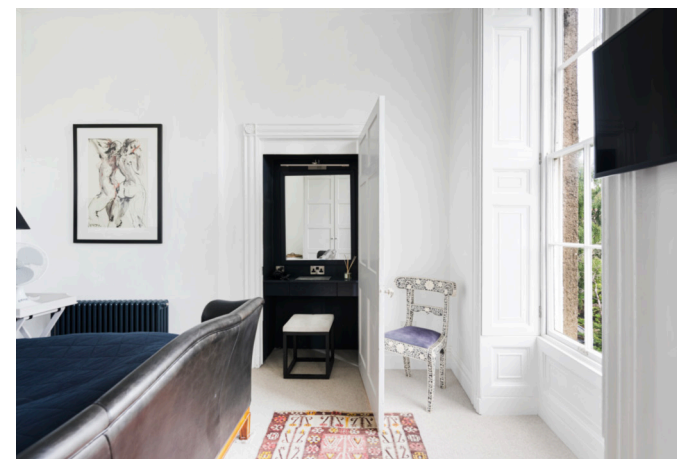
All mains services connected. Gas fired combination boiler.

Local Authority

Bristol City Council: Tel: 0117 922 2000

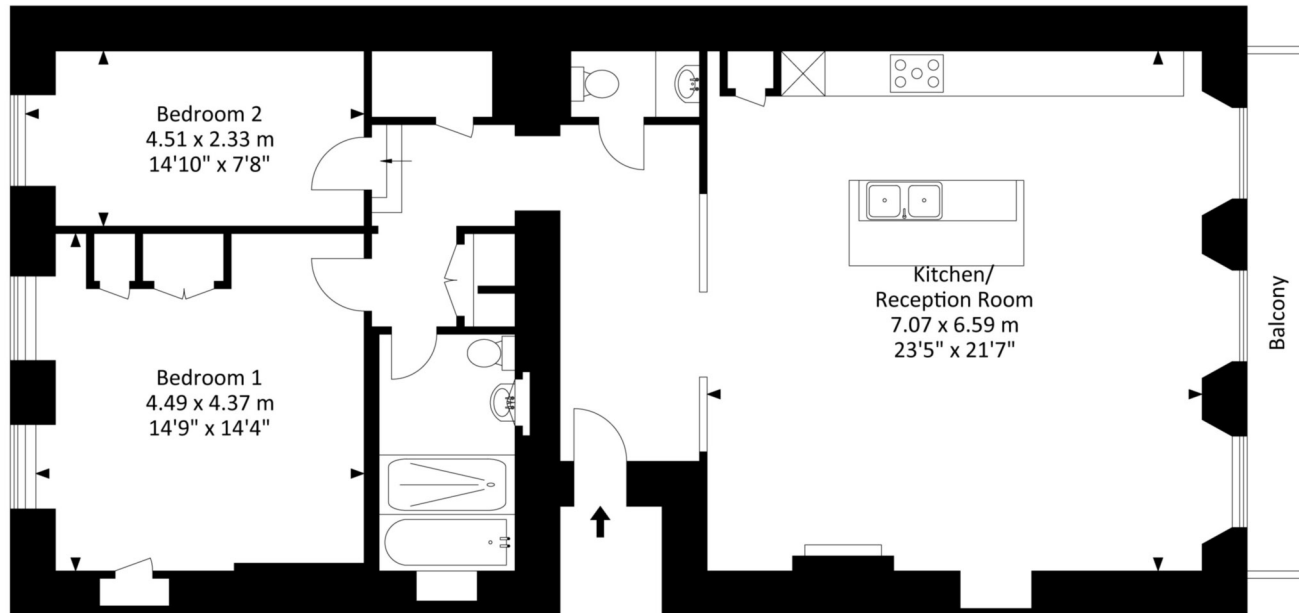
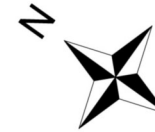
Council Tax: Band E

Directions: BS8 4JZ

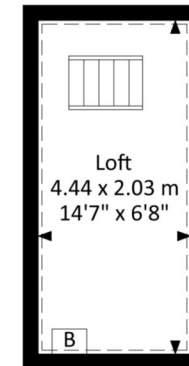


Royal York Crescent, Clifton BS8

Approx. Gross Internal Area
1231.28 Sq.Ft - 114.39 Sq.M



First Floor



Loft

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
rupertoliver.co.uk



clear and effective property sales



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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