



ROYAL YORK CRESCENT, CLIFTON

BS8



ROYAL YORK CRESCENT CLIFTON VILLAGE

Set on the iconic Royal York Crescent - the longest Georgian crescent in Europe - this courtyard apartment offers over 1,900 sq ft of flexible accommodation, arranged over two floors, with front and rear courtyards, a self-contained annexe and its own private entrance.



Local Authority: Bristol City Council

Council Tax band: E

Tenure: Leasehold, 963 years remaining

Ground rent: £200

Service charge: £1,800 per annum

Guide Price: £775,000



ROYAL YORK CRESCENT CLIFTON VILLAGE

The living space is framed by industrial style Crittall doors. The kitchen is openplan with high-quality appliances, modern stainless-steel countertops and an island. This room benefits from two large sash windows with window seats and a biofuel fireplace as a focal point for the living space.

The accommodation in the apartment includes: a principal suite featuring a dressing room and an ensuite; a further double bedroom; a studio annexe complete with kitchenette and shower room.

Further reception rooms include the vaulted dining room in the former cellar and an additional room offering flexibility. The ground floor also hosts a family shower room and a utility room with laundry facilities.

There are private courtyards to the front and rear with storage in the under crofts. There is access to communal gardens directly in front of the Crescent.



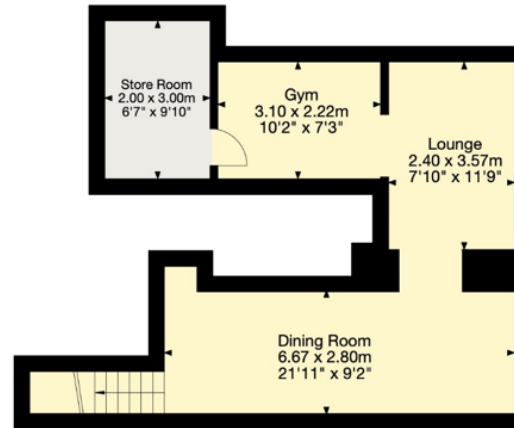
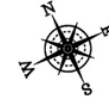




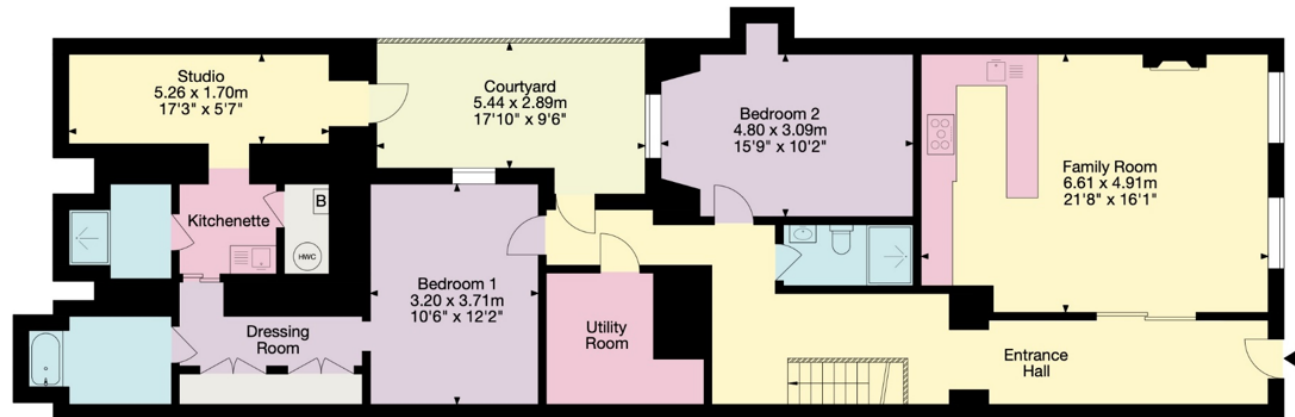
Royal York Crescent Bristol

Gross Internal Area (Approx.)

Total Area = 176.6 sq m / 1,900.9 sq ft



Basement



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

0117 317 1999

1 The Mall, Clifton
Bristol, BS8 4DP
bristol@knightfrank.com

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Xara Grigg
0117 317 1998
xara.grigg@knightfrank.com

Knight Frank Bristol
1 The Mall
Clifton

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.