

FFF, York Gardens  
Clifton, Bristol

£250,000



- NEWLY REFURBISHED 2 BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER CLIFTON VILLAGE LOCATION
- VIEWS OF ROYAL YORK CRESCENT & BRISTOL
- GORGEOUS COMMUNAL GARDENS



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Clifton, Bristol, BS8 4LL

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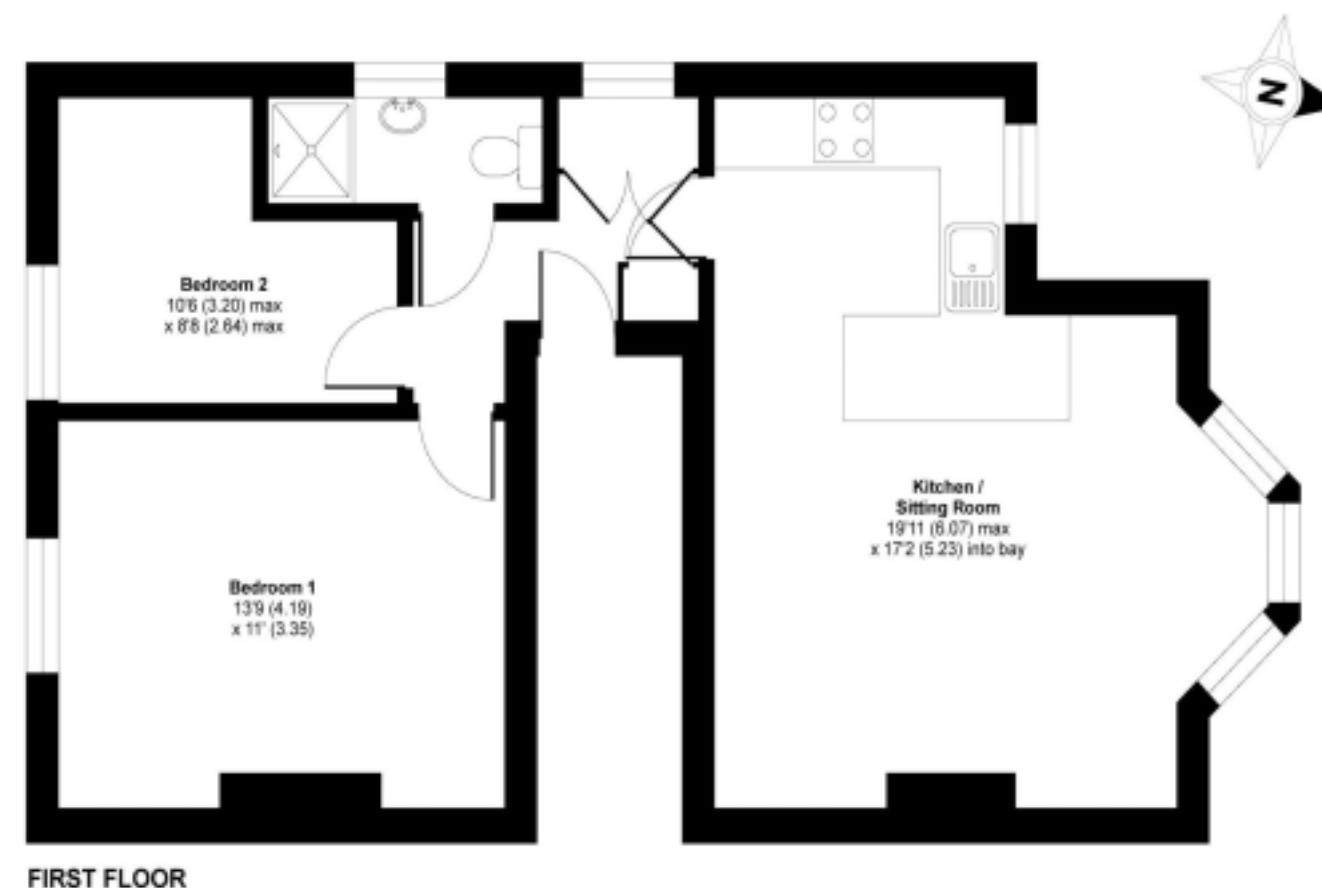
This is a beautifully newly refurbished 2 bedroom converted first floor flat that has a very homely feeling indeed! The accommodation comprises a sitting room with bay window which is open plan to a well appointed fitted kitchen with a featuring dividing breakfast bar. There are also two good bedrooms and a smart bathroom. The communal areas have just been fully redecorated. The property affords a great lifestyle being so close to the heart of the Village with excellent shops and amenities. It has a fantastic sociable neighbourhood centred around a large communal garden exclusive for both this road and also the flats and houses of Royal York Crescent. To the front is a lovely outlook over the gardens towards Royal York Crescent, whilst to the rear there are fabulous roof top views over the city. Viewing is a must!

Clifton Village is arguably the most desirable part of Bristol, boasting a wide range of quality bars, boutiques, restaurants and shops, along with some of the city's best architecture and landmarks to include Clifton Suspension Bridge and neighbouring Royal York Crescent. Access to the city centre and harbourside is also very easy all being within walking distance.  
Management Charge £30pcm  
Length of Lease remainder of 999yr

Directions: From our office on Apsley Road continue to the end until you reach Pembroke Road. Turn left and follow this road along until you reach Clifton Park on your right hand side. At the top (where you meet Christchurch Green) turn left and follow this road along into Regent Street (where the shops are). Go past the turning for Merchants Road (which is on your left) and then take the first turning right into Royal York Crescent. York Garden is the second turning on your left hand side, with number 13 being about half way down on the left.

York Gardens, Clifton, Bristol, Avon, BS8

APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT 54.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Leese and Nagle and no guarantee as to their operating ability or their efficiency can be given.

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