



9 TELFORD HOUSE
LEIGH WOODS
BRISTOL

9 TELFORD HOUSE, NORTH ROAD, LEIGH WOODS, BRISTOL, BS8 3PQ

A beautifully appointed three bedroom, two bathroom second floor apartment in an exclusive setting within the desirable, leafy suburb of Leigh Woods. The property has been comprehensively modernised and refurbished under the current ownership resulting in impressively presented accommodation throughout.

Other notable features comprise an open plan kitchen living space spanning 25'8 x 20' with doors opening to the private balcony that offers a stunning outlook and views over the well-tended communal gardens. There is also the benefit of a passenger lift access to all floors, an allocated car parking space and visitors parking.

LOCATION

Telford House is conveniently placed within approximately ten minutes' walk of nearby Clifton Village, offering a wide range of high street shops, boutiques and restaurants. Junction 19 of the is approximately 3.5 miles travelling distance thereby allowing immediate access to the M4/M5 motorway network. Bristol city centre is approximately 3 miles travelling distance. There is a wide selection of both private and state schooling within the immediate vicinity to include Clifton College, Clifton High School and Christchurch Primary to name but a few. Nearby Ashton Court Estate (approximately 0.5 miles) provides for excellent recreational facilities. The National Trust Leigh Woods is also in close proximity. Bristol & Clifton Golf Club is approximately two miles travelling distance.

DIRECTIONS

Leave Clifton across the Suspension Bridge (£1 toll). After crossing the bridge you are now entering Leigh Woods. Take the first available turning on your right-hand side into North Road. Ascend the hill for about 100 meters and the subject property, Telford house, can be found on the left hand side on a sharp left hand bend.

OTHER INFORMATION

TENURE: We understand to be leasehold for the remainder of a 999 year lease 25th March 1969 with 942 years unexpired (Share of Freehold).

SERVICE CHARGE: £3,264 per annum to include buildings insurance and ground rent. The resident own freehold (Telford House Management Ltd) employs the management services of BNS property management.

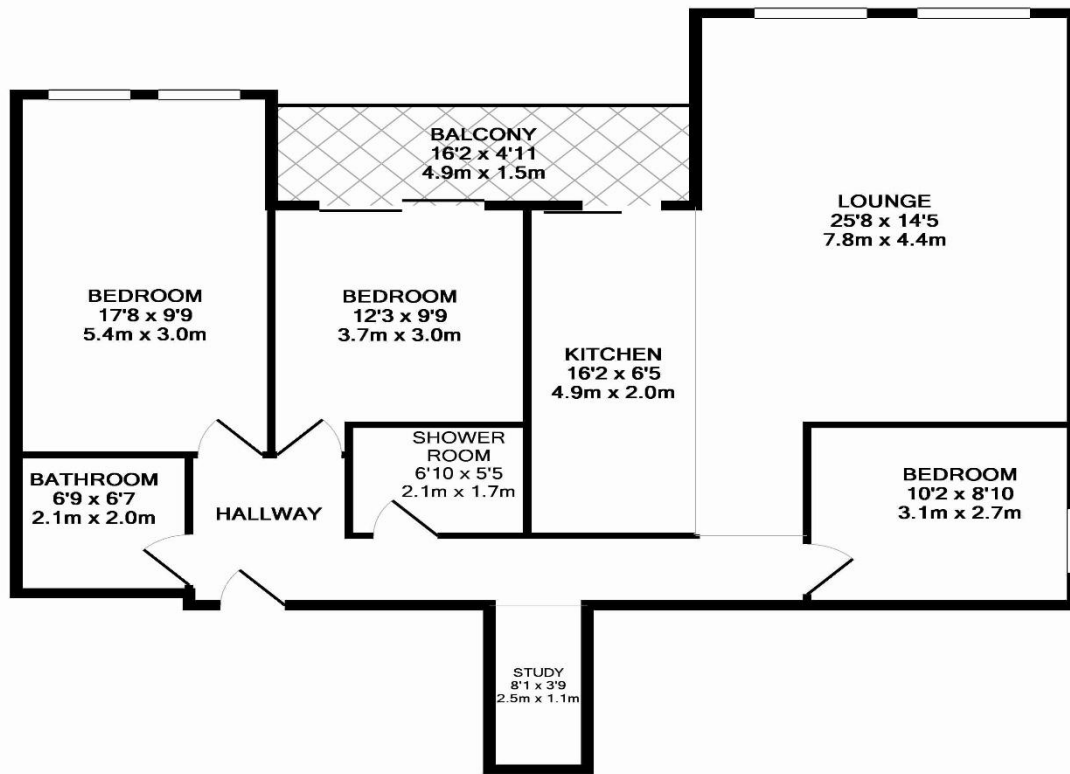
PARKING: Privately allocated space for flat 9 and communal visitors car parking space on a first come, first serve basis.

LOCAL AUTHORITY – North Somerset Council
T: 01934 888888 W: www.n-somerset.gov.uk

COUNCIL TAX BAND – Band 'E' - £3045 (2026/2027)

VIEWING: Strictly by prior arrangement with Hydes of Bristol.
T: 0117 973 1516 E: post@hydes.co.uk

EPC RATING: E (49) with potential of D (68)



TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTE

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