



**The Penthouse
Leigh Woods House
Leigh Woods**

23 Leigh Woods House, Church Road Leigh Woods, Bristol, BS8 3PQ

SUMMARY OF ACCOMMODATION

A beautifully appointed three double bedroom, two-bathroom top floor apartment (with lift access to all floors) in an exclusive setting within the highly desirable, leafy suburb of Leigh Woods. This stunning property boasts a well-appointed fully fitted kitchen, with ample floor and wall mounted units offering plenty of storage, both shower rooms are exemplary in the quality of their finish, and the open plan living/dining area, which opens to a private balcony, offers a feeling of light and space, due to the particularly high ceilings. Other benefits include a separate utility room and a single garage with a large loft storage area, as well as the use of the beautifully maintained communal gardens.

On entering the building there is a spacious and well-maintained communal hallway with exposed brickwork throughout, which houses stairs and a lift which lead to all of four floors of the building.

The front door of the property leads to an entrance vestibule affording access to the utility room, and the main hallway. There are three comfortable double bedrooms, the master, which is particularly spacious benefits from a huge amount of storage in hand fitted wardrobes and a beautifully finished ensuite shower room with underfloor heating. There is a separate family shower room off the main hallway, that has been finished to a similar standard as the master ensuite, which also benefits from under floor heating.

There is an attractive fully fitted kitchen which offers is accessed via a door off the main hallway but also offers another door leading to the living/dining room. This spacious and light room offers ample room for plenty of substantial furniture and a large window to one elevation and floor to ceiling sliding doors leading to the west facing balcony. Both the window and sliding doors offer pleasant outlooks towards Leigh Woods and Ashton Court as well as over the communal gardens. The balcony provides room for a table and chairs and the aforementioned sunny westerly aspect.

Outside the property has the benefit of using the beautifully maintained communal gardens, a good number of parking spaces for the use of the residents, and a single garage with an electric up and over door and excellent storage in a loft area accessed via a fitted ladder.

LOCATION

Leigh Woods 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. Forestry England's stunning Leigh Woods is also moments away. Bristol & Clifton Golf Club is approximately two miles travelling distance.

OTHER INFORMATION

Tenure – A 999 year lease - 937 years remaining with a share of the freehold.

Service charge - The service charge is £3,760 per annum including domestic water charges.

Local authority – North Somerset County Council

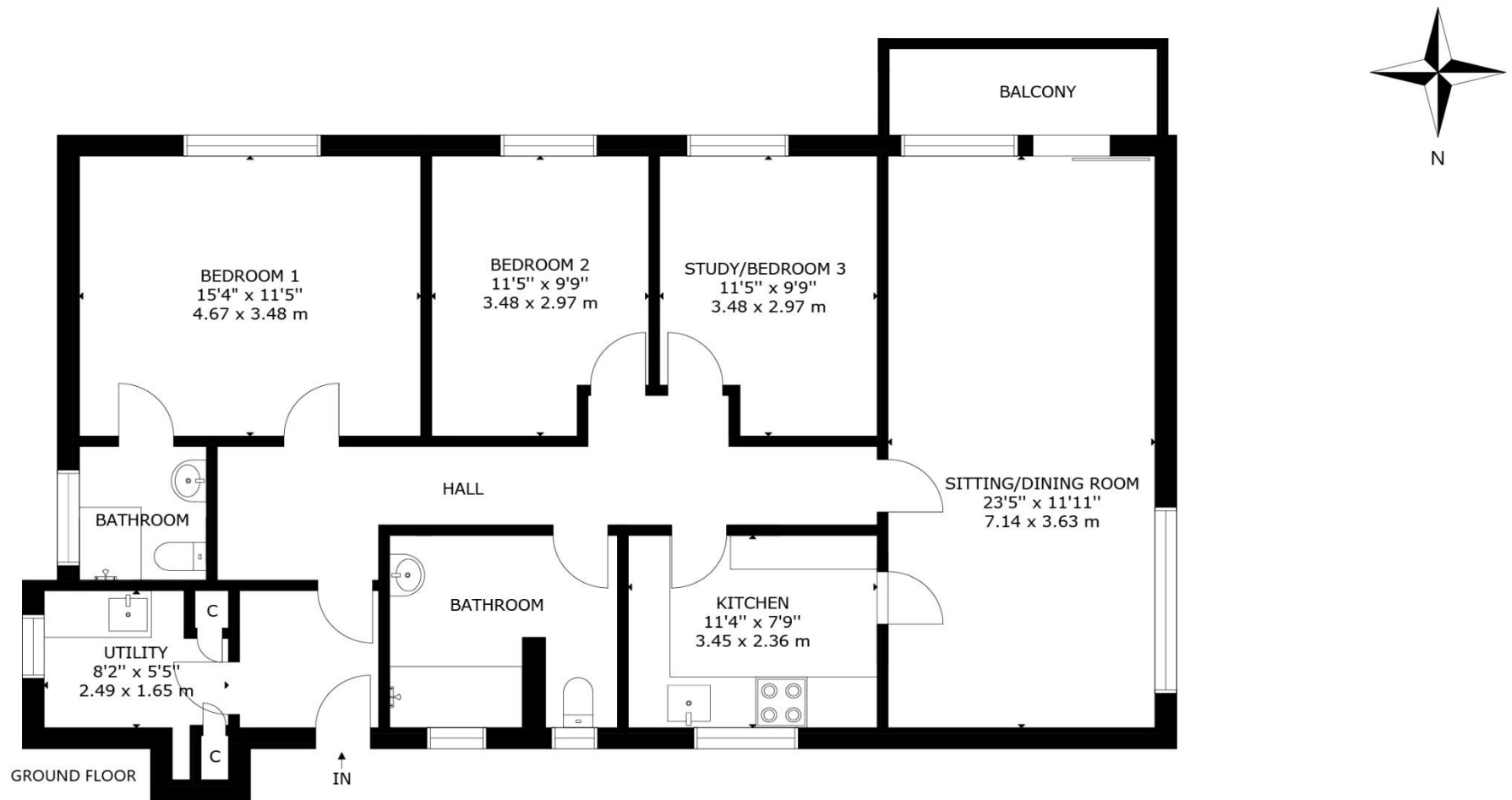
Council tax band – E (£2,322 per annum)

Services - All mains services

EPC Rating- D

Pets - No pets allowed





23 LEIGH WOODS HOUSE, CHURCH ROAD, LEIGH WOODS, BS8 3PQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,147 SQ FT / 106.6 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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