



14 ARDMORE
VICARAGE ROAD
LEIGH WOODS
BRISTOL

14 Ardmore, Vicarage Road, Leigh Woods, Bristol. BS8 3PH

A beautifully presented light and airy three bedroom, two bathroom first floor apartment, situated in an exclusive setting within the desirable leafy suburb of Leigh Woods. Ardmore itself is a very popular development with pleasant grounds and outlook to all elevations, and as such offers a tranquil and pleasant environment in which to reside. The apartment was refurbished throughout by the current owners in 2009, and has subsequently been well maintained offering generous accommodation, and in particular a good amount of storage. Furthermore, the flat has use of the attractive and well maintained communal gardens that surround three sides of the property. The car port is accessed off vicarage road providing private parking.

SUMMARY OF ACCOMMODATION

Ardmore comprises of two detached blocks of purpose built apartments, and number 14 is set within the rear block, which is accessed from Vicarage Road via an attractive paved walkway that leads to the Hardwood and Glass entrance door, which benefit from an intercom allowing access. The communal areas are smart with exposed brickwork, carpeted floors and downlighters. There is a lift, and stairs in a stairwell, both offering access to all floors.

The apartment is on the first floor and is triple aspect, with rooms to the North, East and South elevations. The large double glazed windows allow light to flood the accommodation creating a wonderfully light and bright home. Once in the apartment the hallway leads to the principle living area with doorways off to the three bedrooms, as well the family bathroom. Two of the bedrooms are doubles, with the master boasting an ensuite shower room, and the third is a single which also makes a lovely the study. The family bathroom is fully tiled, and well appointed.

The principle living space divides informally into sitting, dining and kitchen areas which flow very well. The kitchen has a wealth of wall and base units with solid wooden worksurfaces. There is an electric oven with induction hob and chimney hood for extraction. There is a one and a half bowl sink drainer with a "Swan Neck" mixer tap, as well as integrated dishwasher, washing machine, fridge and freezer.

Outside, the communal grounds are very pleasant and offer some lovely peaceful sitting areas for the use of the residents of Ardmore. The private allocated car port parking is accessed off Vicarage Road.

OTHER INFORMATION

Tenure - 999-year lease

Yearly service charge and Ground Rent - £3,172

Local authority – North Somerset County Council

Council tax band – E (2,381.40)

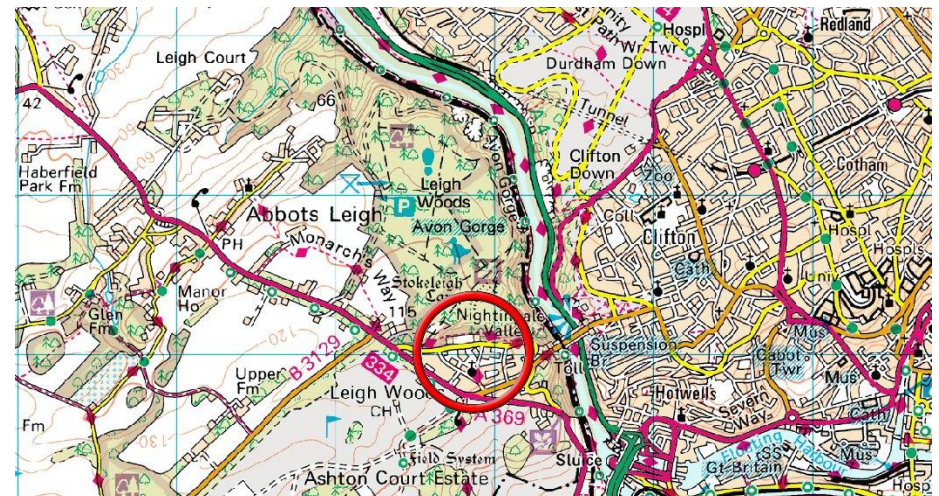
Services - All mains services

Important Note – The elevator is currently out of use, and replacement works are being overseen by the management company. Extra provision for this has been made within the service charge, and we understand that the apartment's share is being met by the current owners.

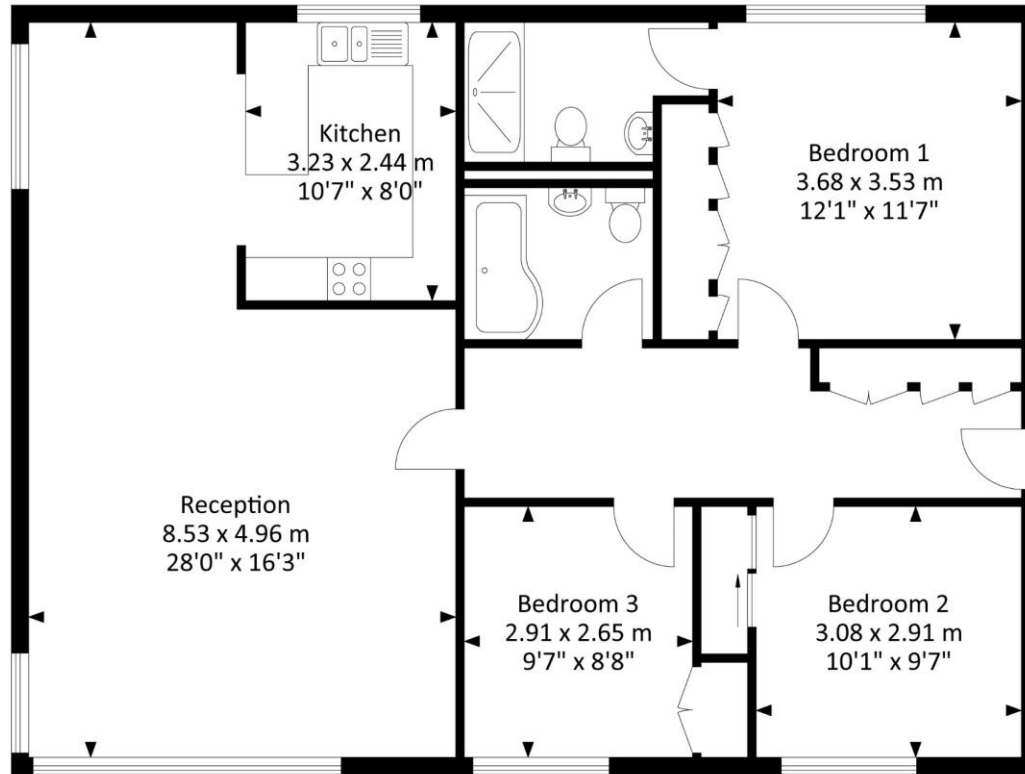
LOCATION

Leigh Woods is a highly sought after location on the very edge of the city on the opposite side of the dramatic Avon Gorge (which is designated a site of special scientific interest). The fashionable shopping district of Clifton is within only one mile and is accessible across Isambard Kingdom Brunel's world famous suspension bridge constructed in 1864. More comprehensive amenities within the city centre are within three miles. For the active, a host of sporting, social and recreational facilities are readily available in and around the area with two reputable golf courses in nearby Failand and Long Ashton and the beautiful open grounds of Ashton Court Estate, which is ideal for walking, horse riding and mountain biking. The subject property offers near immediate access to Leigh Woods itself forming some 200 hectares of woodland, owned and managed by the National Trust being ideal for family walks, running and cycling.

Leigh Woods is an area of special scientific interest rich in protected woodland and associated wildlife. Deer, rare butterflies and birdlife (including cuckoos, peregrine falcons and red lists) are prevalent adding to this truly unique and coveted environment.



Approx. Gross Internal Area
1061.30 Sq.Ft - 98.60 Sq.M



Notes only. Not to scale.
It has been made to ensure
that all measurements are
correct. Responsibility is taken for

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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