

14 LEIGH WOODS HOUSE
CHURCH ROAD
LEIGH WOODS



14 LEIGH WOODS HOUSE, CHURCH ROAD, LEIGH WOODS, BRISTOL, BS8 3PQ

A beautifully appointed three bedroom, two bathroom ground floor apartment in an exclusive setting within the highly desirable, leafy suburb of Leigh Woods. The property has been comprehensively modernised by the current owners to the highest of specifications. The kitchens and bathrooms are exemplary in the quality of their finish, and the open plan living area, which opens to a private South West facing balcony, offers a feeling of light and space. This beautiful apartment also benefits from a separate utility room and a single garage in a block, as well as direct access to the beautifully maintained communal gardens.

SUMMARY OF ACCOMMODATION

On entering the building there is a spacious communal hallway with exposed brickwork throughout that is very characteristic of a quality building of this period. The communal areas are well kept, implying a well run development. Elevators and stairs ascending to all floors.

The front door of 14 leads to an entrance vestibule affording access to the separate utility room, and the main hallway. There are three comfortable doubles, master with underfloor heating and an ensuite shower room, and a separate family bathroom. Both the ensuite and family bathrooms are exquisitely presented, and very well appointed with the benefit of underfloor heating.

The fitted kitchen is superb, and the contrasts between the stylish clean lines of the handleless units and opulent worktops works well. The integrated appliances are of top quality, and the lighting affords a bright and light workspace for cooking.

The open plan living and dining area flows well, and like the hallway and kitchen, has quality and attractive Kahrs Engineered wooden floor with underfloor heating. The living area is dual aspect with large double glazed windows overlooking the communal gardens, and the large sliding doors give access to the private balcony offering a space to enjoy the desired “Al Fresco” living. The balcony has a gate and steps affording access to the communal gardens.

The property has the benefit of the communal gardens, parking and boasts a single garage in a block a second floor offering excellent storage.

OTHER INFORMATION

Tenure – We understand that there is the remainder of a 999 Year lease (Approx. 940 years) with a share of the Freehold.

Yearly service charge and Ground Rent – Ground Rent is not charged, as it is a share of the Freehold. The service charge is £2,760 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 - Rated D (59)

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 M5 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.

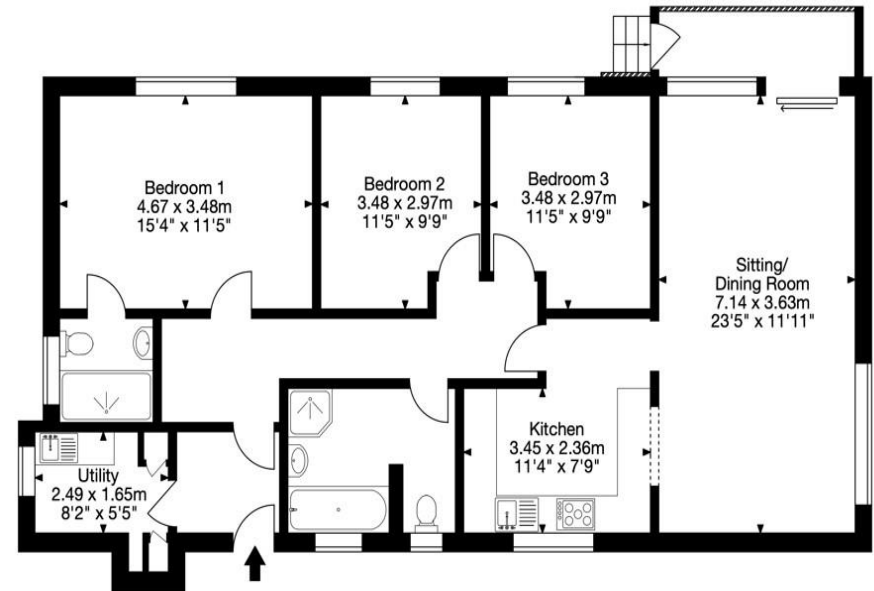
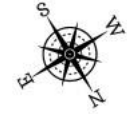
Nearby Ashton Court Estate (approximately 0.5 miles) provides for excellent recreational facilities. The National Trust Leigh Woods is also in close proximity. Bristol & Clifton Golf Club is approximately two miles travelling distance.





The Communal Gardens as viewed from the Private Balcony

14 Leigh Woods House, Church Road, Leigh Woods, Bristol BS8 3PQ
Gross Internal Area (Approx.)
106 sq m / 1,143 sq ft



Ground Floor

IMPORTANT NOTE

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