



Leigh Woods House Church Road, Bristol, BS8 3PQ

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VIEWINGS TO COMMENCE FROM 14TH JANUARY - A beautifully appointed three bedroom, two bathroom ground 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 first class presentation throughout and a standard of finish rarely seen. Advantages include a comprehensively equipped fitted kitchen with granite worksurfaces and Neff appliances, wifi controlled underfloor heating, LED lighting and luxuriously appointed bath/shower rooms with marble dressings. Other notable features comprise a 23'5 living room with bi fold doors opening to a private terrace allowing a stunning outlook over the well-tended communal gardens. There is also the benefit of a single garage and visitors parking.



3



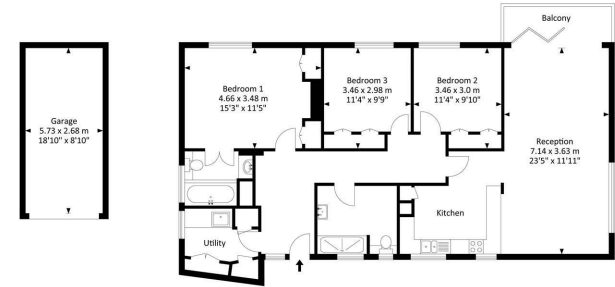
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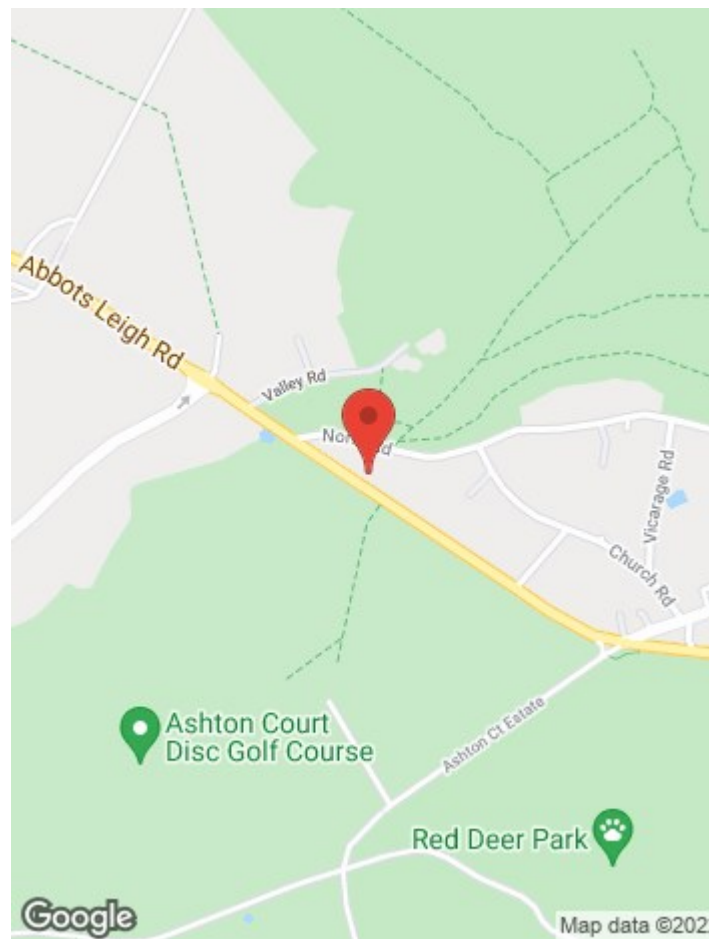


Approx. Gross Internal Area
1305.10 Sq.Ft - 121.20 Sq.M
(Total Area Includes Garage)



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any errors, omissions or measurement.
Floor plan produced by Westcountry EPC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

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