



2 Kingston Cottages, Leigh Woods, BS8 3PT

Guide Price - £799,000



2 Kingston Cottages, Burwalls Road, Leigh Woods

A unique and beautifully presented maisonette situated in the sought-after area of Leigh Woods, which is an area of outstanding natural beauty. Ashton Court deer park is nearby, and the famous Clifton Suspension Bridge is two minutes walk away which takes you into Clifton Village, with its bars, restaurants, antique shops and local shopping.

- Private gated entrance, feature hallway, sitting room, kitchen/breakfast room, downstairs day room or perfect for a home office
- Four bedrooms, three bathrooms, (two en-suites) dressing room, cloakroom, ample storage cupboards
- Off-street parking, patio garden, moments to Leigh Woods Nature Reserve & Clifton Village
- Period features, gas c.h, double glazing, grohe fittings, feature lighting, travertine and ceramic tiling, air ventilation system

2157.70 Sq Ft – 200.50 Sq M

The accommodation briefly comprises of; a truly unique double glazed arched entrance vestibule with 20ft high ceilings and gabled skylight, leading to the light and spacious reception/dayroom with oak beams and arched ceilings. This room would be perfect for a home office. Completely separate from the main living area. Adjacent is a useful cloakroom.

Stairs lead up to the first floor which features amazing, curved walls and vaulted ceilings. The kitchen/breakfast room is beautifully presented with contemporary wall and floor units with Granite worktops and luxury integrated appliances to include a wine cooler and American style fridge/freezer. There is a fitted solid oak breakfast bar and space for a dining table and chairs. A door leads out to the side of the building. The south facing sitting room is light and airy and features french doors leading out to a Juliet balcony with leafy views towards Clifton. The master bedroom is also on the southern side and has an en-suite. There are three further bedrooms to include one with an en-suite shower room and a dressing room. A beautifully fitted family bathroom completes this level.

Further features include a stylish resin driveway with external lighting, new gas central heating system and natural air ventilation system in the vaulted bedrooms, new electric system throughout and bespoke lighting, hi tech alarm system and Cat 5 wiring.

Outside a charming secluded patio offers excellent alfresco dining and off-street parking.

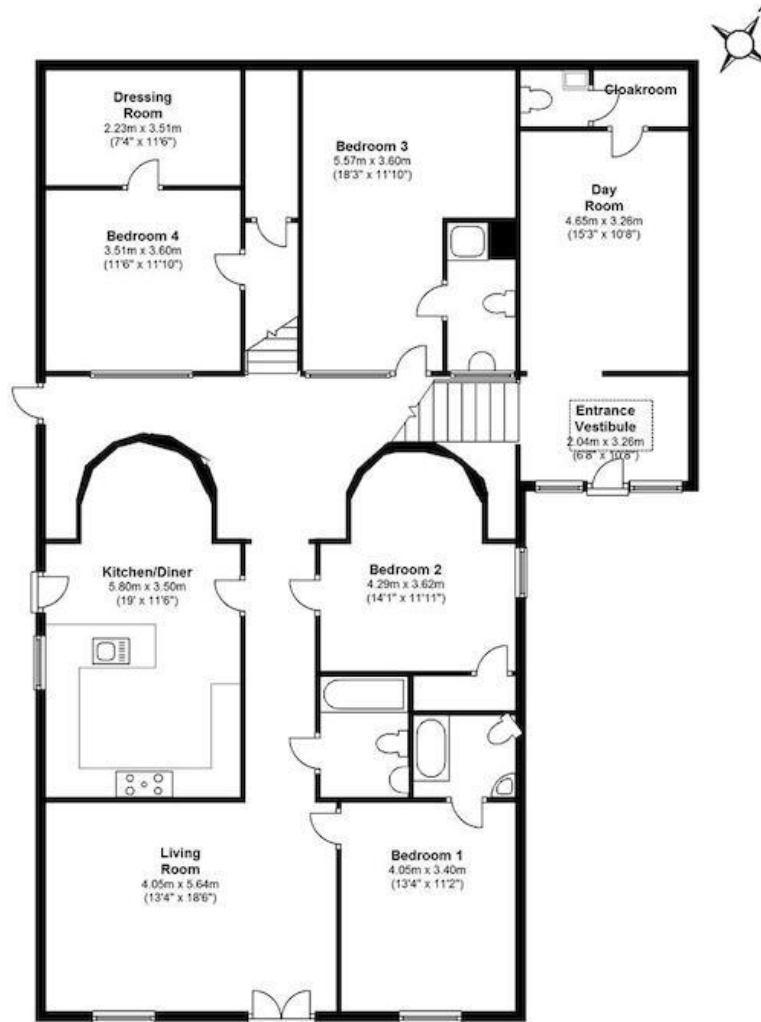
Tenure – Leasehold Residue of 999 years, Hillcrest are currently responsible for the management of the building and there is a monthly fee payable of £130.00.







Ground Floor
Approx. 200.5 sq. metres (2157.7 sq. feet)



Total area: approx. 192.3 sq. metres (2070.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Westcountry EPC
Plan produced using The Mobile Agent.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.