



FLAT 6, OAKLEIGH
BRIDGE ROAD, LEIGH WOODS
BRISTOL

FLAT 6, OAKLEIGH, BRIDGE ROAD, LEIGH WOODS, BRISTOL, BS8 3PB

SITUATED ON THE TOP FLOOR OF THIS IMPRESSIVE VICTORIAN BUILDING WITH BREATH-TAKING VIEWS OVER THE CITY OF BRISTOL TO THE DUNDRY HILLS AND BEYOND. THIS WELL PROPORTIONED 2 BEDROOM APARTMENT IS CONVENIENTLY SITUATED ON THE LEIGH WOODS SIDE OF THE CLIFTON SUSPENSION BRIDGE, AS SUCH IS WITHIN EASY WALKING DISTANCE OF CLIFTON VILLAGES HIGH STREET SHOPS, BOUTIQUES AND RESTAURANTS. THE APARTMENT FURTHER BENEFITS FROM AN ALLOCATED OFF STREET PARKING SPACE, VISITOR PARKING, CYCLE STORAGE AND WELL MAINTAINED PLEASANT COMMUNAL GARDENS.

SUMMARY OF ACCOMMODATION

The flat is reached off a well presented communal stairwell at top floor level and opens into a central reception hall. A generously proportioned living room and kitchen enjoy magnificent far reaching southerly views across the city of Bristol as far as Lansdown Bath in the east and the Dundry Hills in the South.

The living room is light and bright with large sash windows enjoying the far reaching southerly aspect, to the rear of the living room is an alcove area creating an informal divide ideal for dining. A doorway leads to a kitchen/diner, with a comprehensive range of kitchen base and wall mounted shaker style units dressed with rolled edge worksurfaces. There is a dishwasher, American fridge/freezer and four ring induction hob with separate under oven/grill, and space to one end for dining table and chairs.

There are two double bedrooms both enjoying views over the neighbouring gardens. A newly refurbished bathroom is reached off the entrance hall and comprises of a panelled bath with separate wall mounted shower, as well as a wash hand basin and W/C. A wall cupboard houses a washing machine, and a new Gas Boiler that was installed in July 2024.

Externally, the apartment benefits from an allocated off street parking space to the front, as well as use of the communal gardens to the front of the property. There are also 4 visitor parking spaces that operate on a first come/first served bases.

LOCATION

Leigh Woods is a location held in extremely high regard owing to the unique characteristic of neighbouring Clifton, yet being separated by a designated area of outstanding natural beauty in the form of The Avon Gorge. The property is conveniently placed within three quarters of a mile of the shops, boutiques and restaurants of Clifton Village. Bristol city centre and its floating harbour are within only two miles.

A variety of beautiful local walks include Leigh Woods itself, Ashton Court, The Nightingale Valley and The Avon Gorge.

Bristol Temple Meads railway station provides direct links to London Paddington and other UK cities. Bristol international airport (approx. 9 miles travelling distance) provides daily flights to Europe. Junction 19 of the M5 motorway (approx. 4 miles travelling distance) provides links to the southwest and M4 motorway. The area is well served for schooling in both the state and private sectors and has a number of health and leisure clubs in close proximity.

OTHER INFORMATION

TENURE: Leasehold with Share Of Freehold.

MANAGEMENT COMPANY: We understand that there is an active management company in existence (namely Oakleigh, Leigh Woods, Bristol (Management) ltd, which is overlooked by Hillcrest Estate management at a monthly management charge of £204.97 pcm.

EPC: E (43) with potential of D (60)

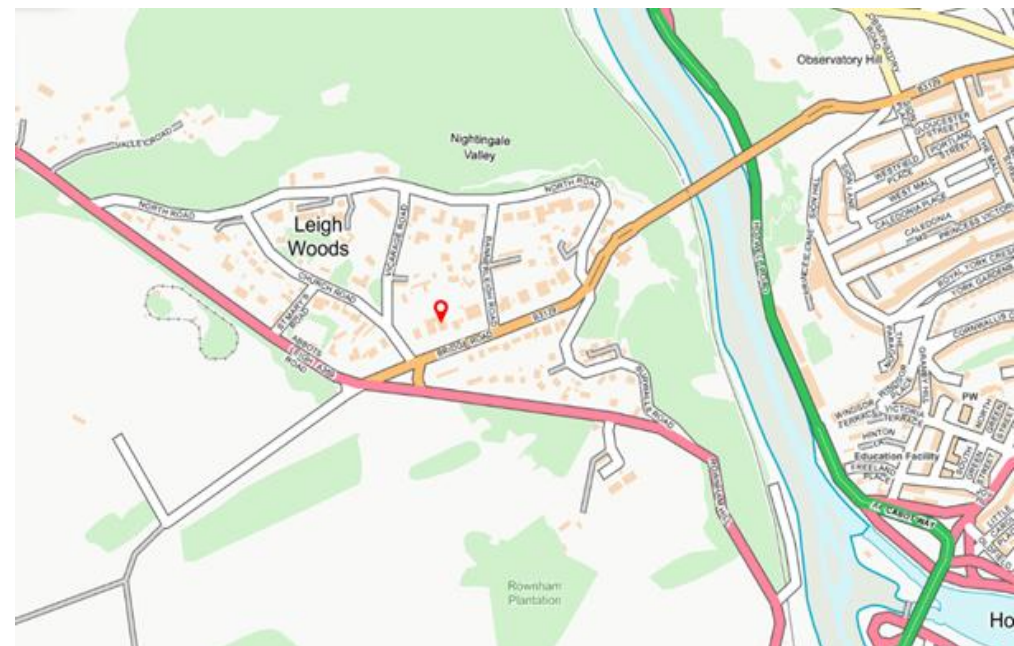
SERVICES: We understand all mains services are connected to the property.

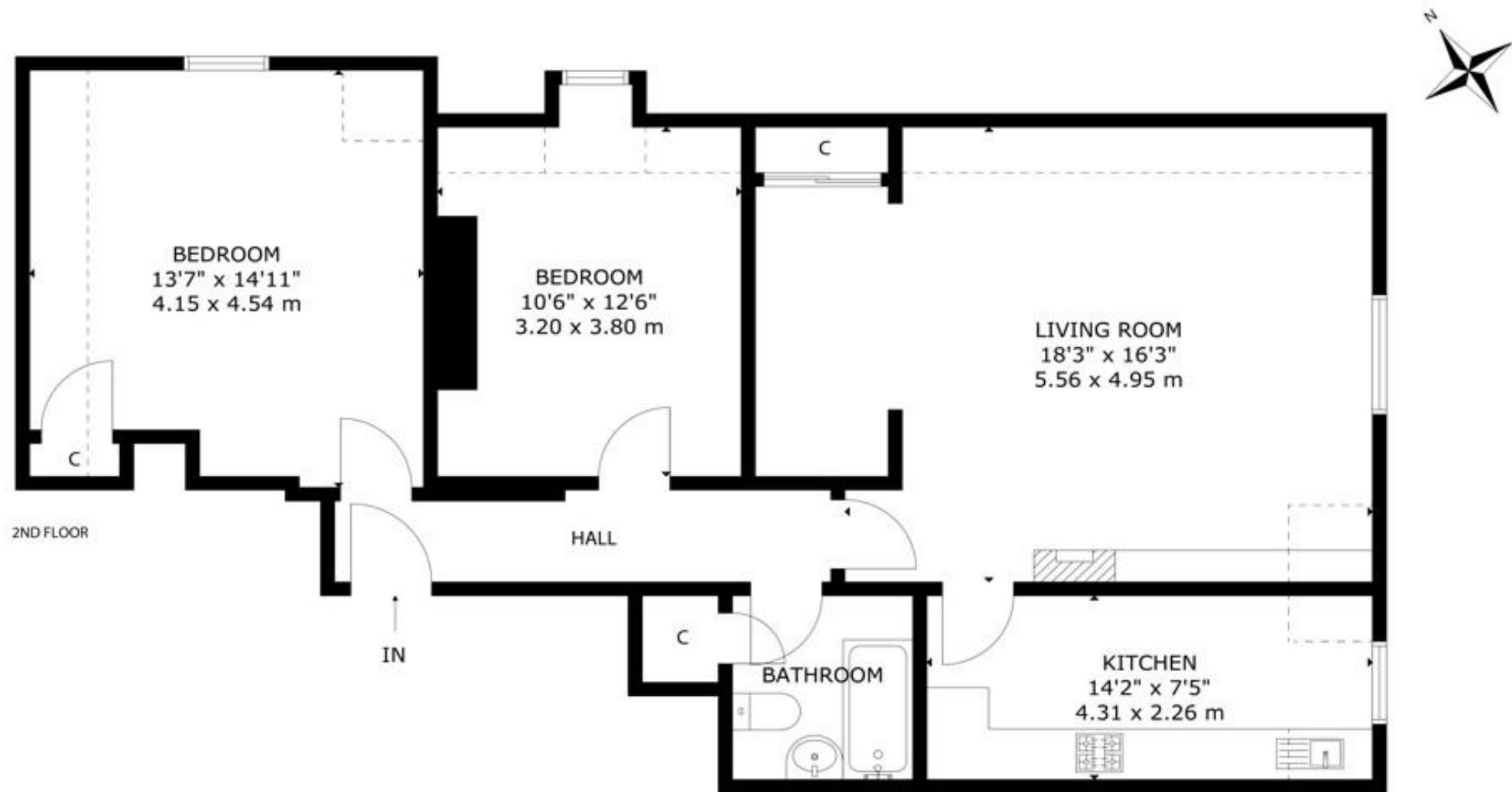
COUNCIL TAX: North Somerset Council. We understand to be Tax Band D.

VIEWINGS: Strictly by prior appointment with Hydes of Bristol – 0117 973 1516

BROADBAND: Superfast Available – up to 69 Mbps (Source OFCOM)

MOBILE: “Likely” for EE, Vodafone, O2 and EE (Source OFCOM)





FLAT 6, OAKLEY, BRIDGE ROAD, LEIGH WOODS, BRISTOL, BS8 3PB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 909 SQ FT / 84 SQ M

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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