



2 FERNCLIFFE
LEIGH WOODS
BRISTOL

2 FERNCLIFFE, NORTH ROAD, LEIGH WOODS, BRISTOL, BS8 3NQ

SUMMARY OF ACCOMMODATION

A magnificent hall floor duplex apartment forming part of this grand Victorian detached house situated in a quiet leafy setting that is within easy walking distance to the amenities of fashionable Clifton Village just across the world-famous Clifton Suspension Bridge.

This generously proportioned apartment (1319 square feet) has been very well maintained and improved under the current ownership with countless, no expense spared improvements and offers many desirable advantages such as a privately allocated car parking space and a master bedroom with a luxuriously appointed ensuite. There is also an impressive 6 x 5 meter living/dining room with large sash windows to the front providing an abundance of natural light. Other benefits include a stunning kitchen, and a further generous double bedroom adjacent to a beautifully appointed shower room.

Residents within Ferncliffe enjoy notable benefits including a passenger lift to the upper floors, well organized communal areas (including secure bike storage) and use of a pleasant communal garden space to the rear of the property. It should also be noted that the subject property is being sold with a share of the freehold, thus enabling shared control over the overall maintenance and upkeep of the development.

OTHER INFORMATION

TENURE: We understand to be leasehold for the remainder of a 999 year lease term commencing 1st January 2005 (979 years remaining). This property also comes with a share of the Freehold.

SERVICE CHARGES: It is understood that the current service charge is £4,200 per annum with no Ground Rent as number 2 has a share of the Freehold.

ENERGY PERFORMANCE RATING: D (60) with potential of **C** (76)

LOCAL AUTHORITY: North Somerset Council

COUNCIL TAX: We understand to be band 'F' - £3,315.19 for 2025/2026

PARKING: Allocated car parking space located on the front driveway abutting the apartment.

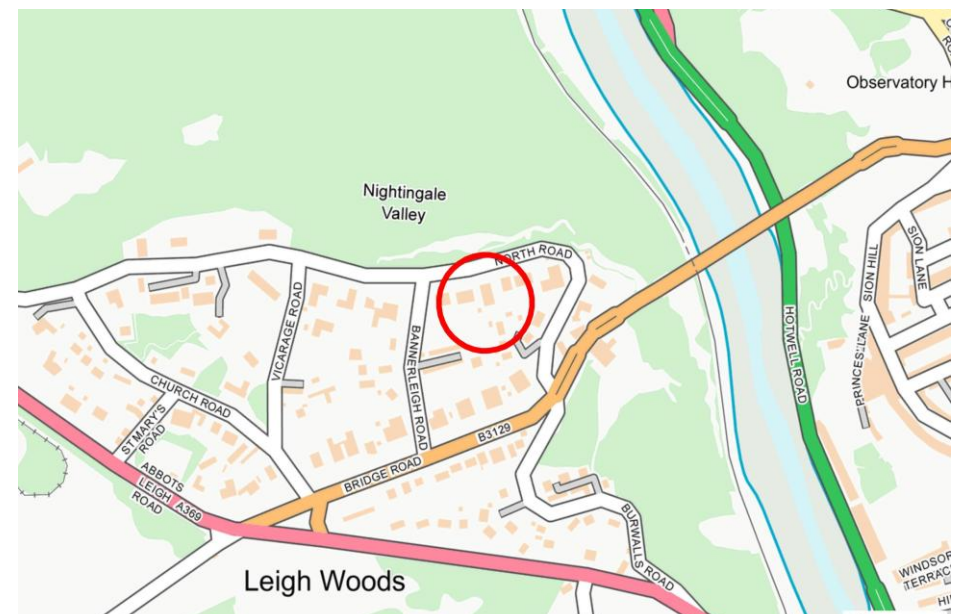
MOBILE RECEPTION: There is "Good" mobile service in the vicinity for Vodafone, EE, O2 and Three – Source Ofcom.

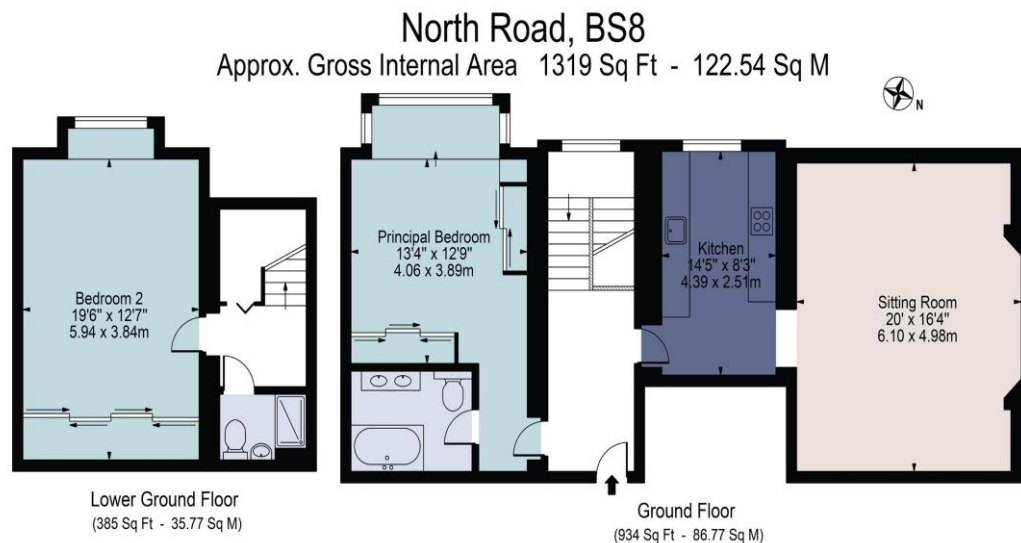
BROADBAND: "Superfast" with up to 43Mbps download and 8Mbps upload available – Source Ofcom.

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.



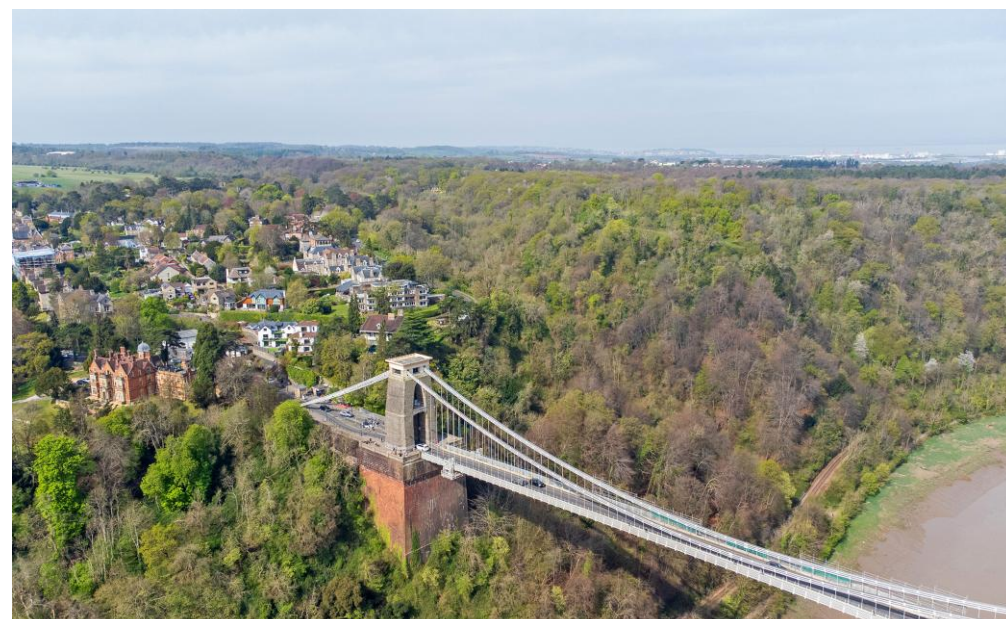
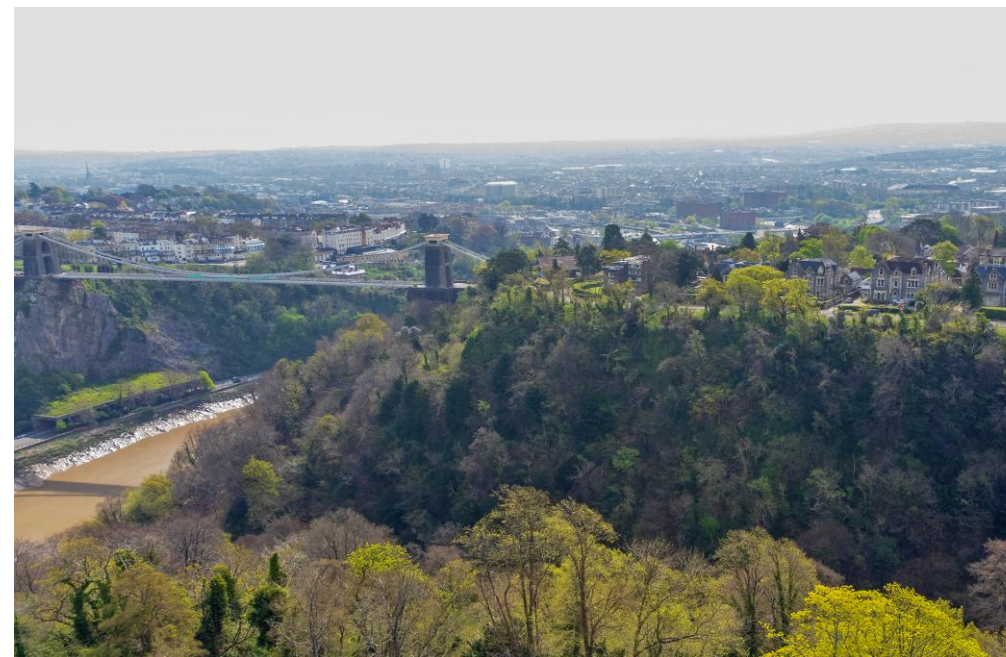


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT NOTE

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