



7 Leigh Woods House, Church Road, Leigh Woods, Bristol

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A substantial (circa 1237 sq ft) light and beautifully presented three bedroom apartment situated on the second floor of this exclusive complex set within sought-after Leigh Woods, within easy walking distance of Clifton Village, with the added benefits of a garage, s/w facing balcony and lift access.

The accommodation comprises of an entrance lobby, a large welcoming entrance hallway, with in-built storage. There is a substantial master bedroom with ample room for wardrobes and a tastefully appointed en-suite shower room. The second bedroom benefits from built-in wardrobes and plenty of room for a double bed. Further to this, there is a large study area which used to be a third double bedroom and could easily be returned to a bedroom should one wish to do so. There is also a beautifully presented main bathroom. One of the highlights of the apartment is the open plan living, kitchen dining space, which is particularly light, spacious and well-appointed. Access to the west facing balcony is gained via the living room and provides room for a table and chairs and a pleasant outlook over the communal gardens.

Externally the garage provides parking for one car and storage facilities in the loft area. Leigh Woods House benefits from the use of substantial and beautifully presented communal gardens.



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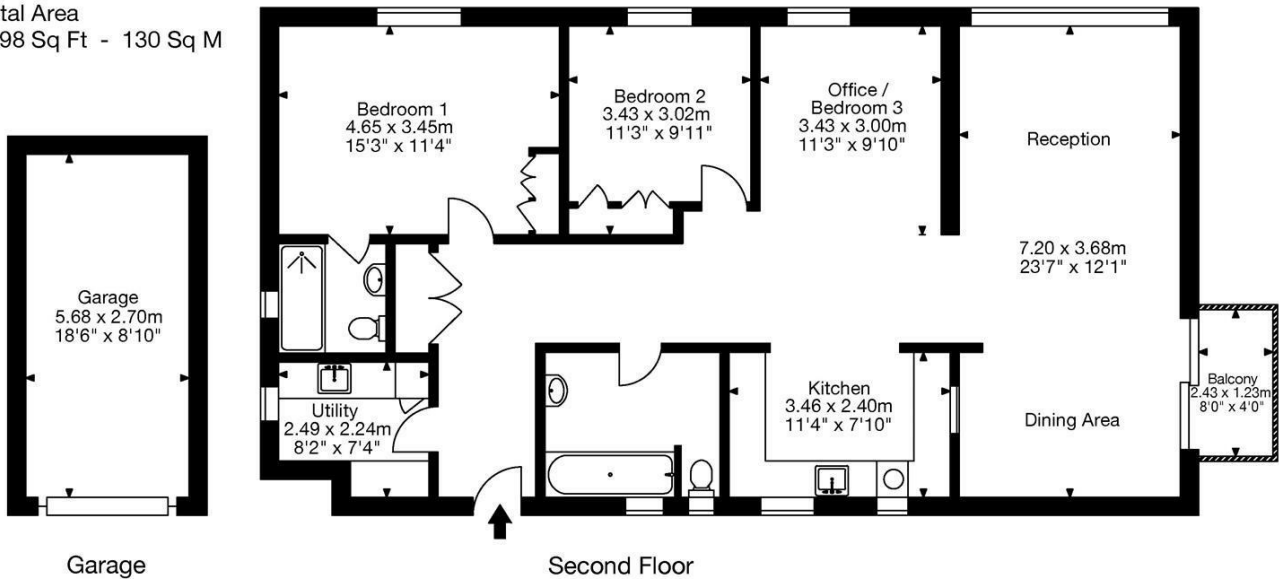
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7 Leigh Woods House,
Leigh Woods,
BS8 3PQ

Main House
1237 Sq Ft - 115 Sq M
Garage
161 Sq Ft - 15 Sq M
Total Area
1398 Sq Ft - 130 Sq M



Capture Property Marketing 2018. Drawn to BACS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.



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

OTHER INFORMATION

TENURE: We understand to be the remainder of a 999 year lease. Services charges are £609.13 per quarter.
LOCAL AUTHORITY: North Somerset Council
COUNCIL TAX BAND: We understand the property to be band 'E'
VIEWING APPOINTMENTS: Strictly by prior arrangement with Hydes of Bristol; Telephone 01179731516; Website - www.hydes.co.uk; email - post@hydes.co.uk
EPC RATING – Band 'F'

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.

