



**8 Leigh Woods House
Church Road
Leigh Woods**



8 LEIGH WOODS HOUSE, CHURCH ROAD, LEIGH WOODS, BRISTOL, BS8 3PQ

SUMMARY OF ACCOMMODATION

A beautifully appointed three double bedroom, two-bathroom second floor apartment (with lift access to all floors) in an exclusive setting within the highly desirable, leafy suburb of Leigh Woods. This stunning property boasts a well-appointed fully fitted kitchen, with ample floor and wall mounted units offering plenty of storage, both the shower room and bathroom are exemplary in the quality of their finish, and the open plan living/dining area, which opens to a private balcony, offers a feeling of light and space. Other benefits include a separate utility room and a substantial double (in tandem) garage with a large and particularly useful loft storage area, and lastly use of the beautifully maintained communal gardens.

On entering the building there is a spacious and well-maintained communal hallway with exposed brickwork throughout, which houses stairs and a lift which lead to all of four floors of the building.

The front door of the property leads to an entrance vestibule affording access to the utility room, and the main hallway. There are three comfortable double bedrooms, the master, which is particularly spacious benefits from a huge amount of storage in fitted wardrobes and a beautifully finished ensuite shower room. There is a separate family shower room off the main hallway, that has been finished to a similar standard as the master ensuite, which benefits from under floor heating.

There is an attractive fully fitted kitchen which offers is accessed via a door off the main hallway but also offers another door leading to the living/dining room. This spacious and light room offers ample room for plenty of substantial furniture and a large window to one elevation and floor to ceiling sliding doors leading to the west facing balcony. Both the window and sliding doors offer pleasant outlooks towards Leigh Woods and Ashton Court as well as over the communal gardens. The balcony provides room for a table and chairs and enjoys the a sunny westerly aspect.

Outside the property has the benefit of using the beautifully maintained communal gardens, a good number of parking spaces for the use of the residents, and the aforementioned double garage with an up and over door and excellent storage in a loft area accessed via a fitted ladder.

OTHER INFORMATION

Tenure – Leasehold with 936 years remaining and a share of the freehold.

Service charge - The service charge is £357 per month including domestic water charges.

Local authority – North Somerset County Council

Council tax band – E (currently £3,158.00 per annum)

Services - Mains drainage, electricity and water

EPC - TBC

Mobile coverage - 61% - 78% coverage with 02, EE, Three and Vodafone

Broadband speeds - Up to 1,800 mbps download and up to 220 mbps upload.

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 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. Forestry England's stunning Leigh Woods is also moments away. Bristol & Clifton Golf Club is approximately two miles travelling distance.



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Approx. Gross Internal Area

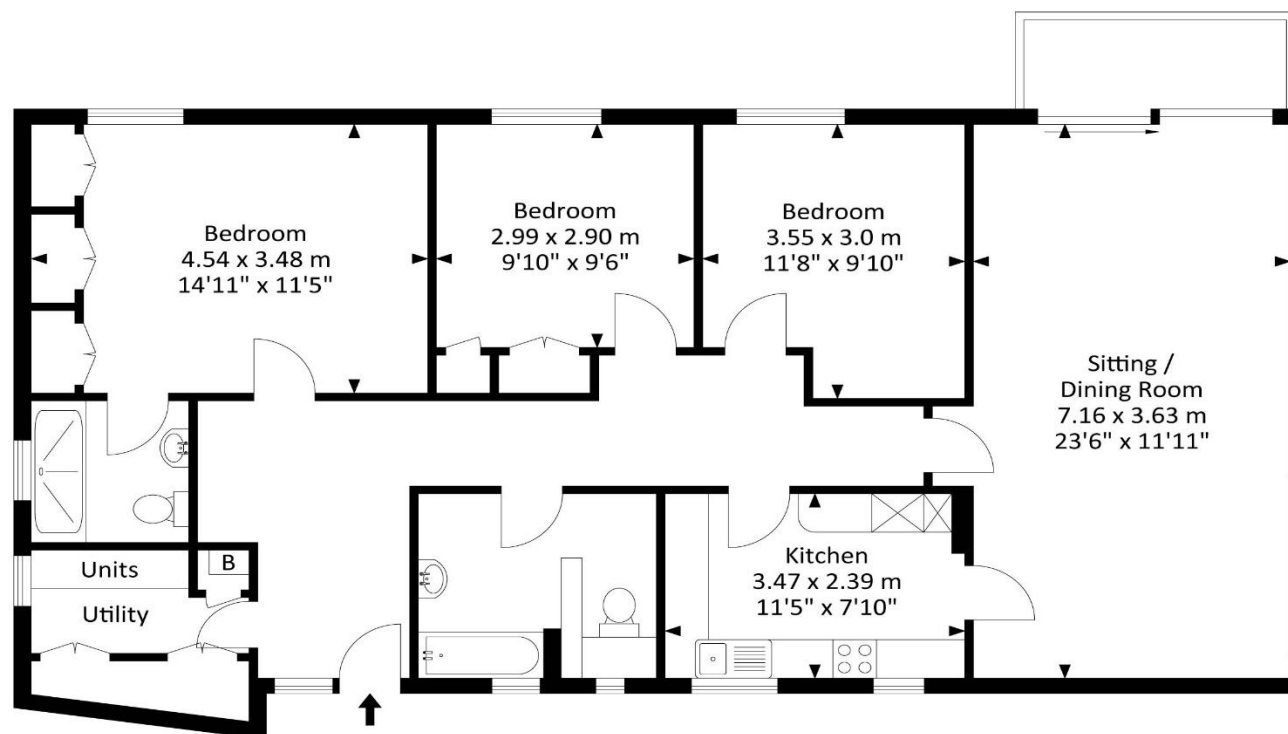
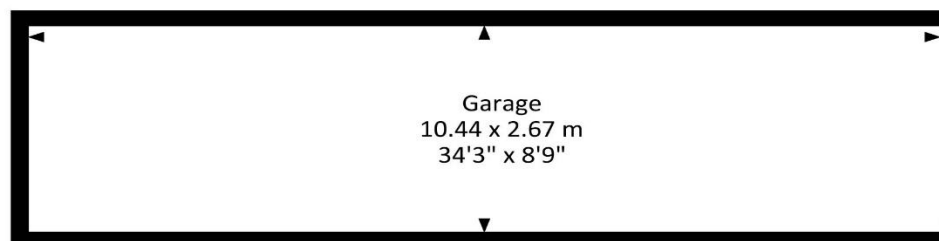
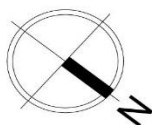
1160 Sq.Ft - 107.80 Sq.M

Garage Area

300 Sq.Ft - 27.90 Sq.M

Total Area

1460 Sq.Ft - 135.70 Sq.M



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 error, omission or measurement.

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.



Hydes
OF BRISTOL

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