

Second Floor Flat, 9 Telford House, North Road

Guide Price £545,000

RICHARD HARDING

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Leigh Woods, Bristol, BS8 3PP

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Offered with no onward chain, this superb apartment combines generous accommodation, a wonderful outlook and an enviable location close to the natural beauty of Leigh Woods and the amenities of Clifton Village.

Key Features

- **A wonderful, light and airy 3 bedroom, 2 bathroom purpose-built apartment, situated in leafy Leigh Woods.**
- **Enjoying a superb semi open-plan living space with wonderful cityscape views and bi-folding doors accessing a sunlit balcony.**
- **Fabulous location on the edge of Leigh Woods, with lovely nature walks and mountain biking on the doorstep, whilst also being within approximately a 10 minute walk across the Suspension Bridge to Clifton Village with its boutique shops, restaurants and amenities.**
- **Allocated off-road parking plus additional visitors' parking.**
- **Resident-owned Freehold with a modest annual service charge of £3,264, including insurance and ground rent.**
- **Offered with no onward chain, making a prompt and convenient move possible.**
- **A superb 3 bedroom apartment with a lovely outlook and sense of space.**



ACCOMMODATION

APPROACH: approached via a communal entrance with lift and stair access to the second floor, where the private entrance to Apartment 9 can be found. Door opens into:-

ENTRANCE HALLWAY: a spacious entrance hallway featuring engineered oak flooring, a door-entry intercom system, wall-mounted electrical fuse box, radiator and central heating thermostat. Doors lead to the semi open-plan kitchen/living space, three bedrooms, bathroom/wc, separate shower room and a useful boot room/study area.

SEMI OPEN-PLAN KITCHEN/LIVING AREA: the impressive semi-open-plan living space provides a wonderful setting for both relaxing and entertaining. Described separately as follows:-

Living Area: (14'6'' x 25'4'') (4.43m x 7.73m) the spacious living area enjoys a fabulous large sliding window to the rear, offering grandstand views over the city, together with period-style radiators and a further window overlooking the balcony. A kitchen island creates an attractive division between the kitchen and living areas.

Kitchen: (7'3'' x 16'2'') (2.22m x 4.84m) the contemporary fitted kitchen comprises handleless gloss white base units with Corian worktops, a large central island with an overhanging breakfast bar, integrated electric oven, 4 ring induction hob with extractor over, moulded sink & drainer, and plumbing and appliance space for a washing machine, slimline dishwasher and fridge/freezer. Inset spotlights and bi-folding doors complete the space, opening directly onto the balcony.





BALCONY: (**16'8" x 4'8"**) (**5.08m x 1.42m**) the balcony enjoys superb views over the rooftops of surrounding buildings towards South Bristol and the Dundry Hills in the distance.

BEDROOM 1: (**9'5" x 16'11"**) (2.**88m x 5.17m**) the principal bedroom is a generous double bedroom featuring inset spotlights, a sliding double glazed window to the rear and a further window to the side overlooking the balcony.

BEDROOM 2: (**9'9" x 12'0") (2.97m x 3.65m)** a second double bedroom with engineered oak flooring, and a radiator. Bi-folding doors provide access to the balcony.

BEDROOM 3: (**9'11" x 9'0"**) (**3.02m x 2.74m)** a smaller double bedroom with a double glazed window to the side, inset spotlights and a radiator.







BATHROOM/WC: (6'6" x 6'3") (1.99m x 1.92m) fitted with a smart white suite comprising a double-ended bath with mixer taps and shower attachment, wall-mounted wash basin, low level wc, heated towel rail, inset spotlights, built-in mirror, extractor fan and shelving.

SHOWER ROOM: (6'8'' x 5'7'') (2.03m x 1.70m) featuring an oversized shower enclosure with a dual-headed system-fed shower and wash basin. A corner cupboard houses the electric central heating boiler and water tank.

BOOT ROOM/STUDY: (4'3'' x 8'1'') (1.31m x 2.45m) a useful and versatile additional space, ideal for storage or use as a study area.

OUTSIDE

PARKING: the property further benefits from allocated off-road parking and additional visitors' parking.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the selling agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

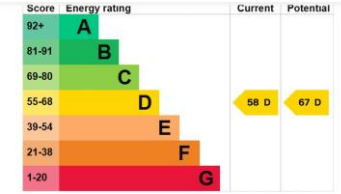
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 25 March 1969. We understand that there is a resident-owned Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,264 p.a., including insurance and ground rent. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: North Somerset Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Total 991 sq. Ft, 92 m2

Flat 9, Telford House, Leigh Woods, Bristol BS8 3PP

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk

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