

estate agents **auctioneers**

**hollis  
morgan**

6, Telford House North Road, Leigh Woods, Bristol, BS8 3PP  
£435,000

UNEXPECTEDLY BACK TO MARKET - A Light & airy apartment with generous proportions ( 1000 Sq ft ) parking, balcony and stunning viewings.

- Telford House
- Desirable Location
- 1000 Sq Ft
- Balcony with views
- Lift Access
- Parking
- No Onward Chain

#### The Property

This spacious apartment is located on the upper floors of Telford House which is a popular purpose build development., the property offers a huge amount of internal accommodation set within a quiet and peaceful woodland location.

The living space is a generous room filled with natural light due to its dual aspect and with direct access to its south westerly facing private balcony complete with views of Clifton Suspension Bridge.

The kitchen is separate to the living space and features a range of wall and base units as well as a number of integrated appliances and tiled splashbacks.

The master bedroom comes complete with built in wardrobes and access to balcony. Bedroom two completes the accommodation and again has ample storage space.

#### Location

North Road is an attractive and highly regarded residential street in Leigh Woods popular for being situated within easy walking distance to Ashton Court, Leigh Woods, Clifton Suspension Bridge and also Clifton Village.

Leigh Woods is a popular and picturesque rural area of leafy roads located on the western side of the Avon Gorge and within a short walk of the extensive woodlands that make up the spectacular Avon Gorge. Clifton Village is within a short walk with its plethora of individual, shops, restaurants and independent shops. The business areas, schools and Bristol University is within easy reach as well as the many leisure and entertainment opportunities to be found in the centre of this vibrant city.

#### Further Information

Leasehold: 999 year lease from 1969. 946 year remaining

Service charge: Circa £190.00 pcm. (we believe this to include ground rent, water rates, window cleaning and upkeep of communal gardens)

Council Tax Band: E

#### Please Note

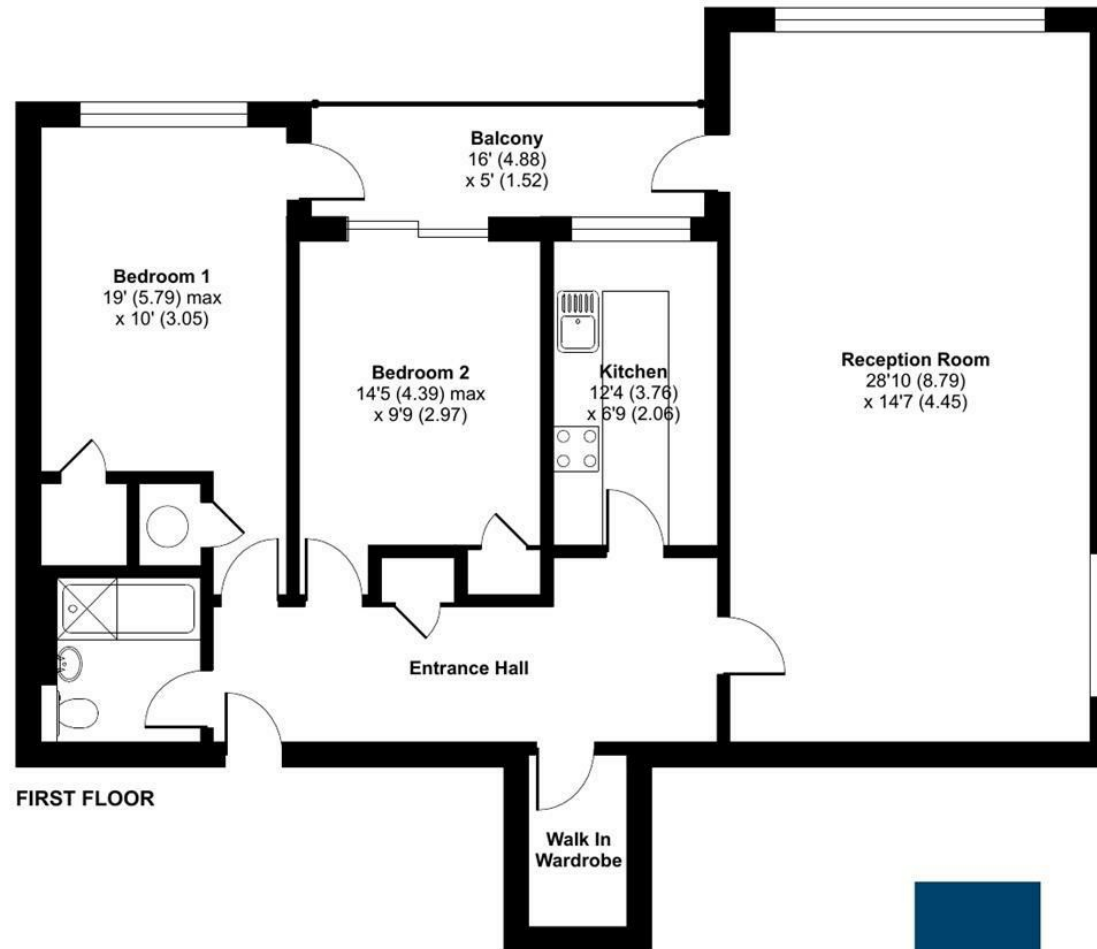
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# North Road, Leigh Woods, Bristol, BS8

Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hollis Morgan. REF: 806088



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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