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**hollis  
morgan**



**10, Leigh Woods House Church Road, Leigh Woods, Bristol, BS8 3PQ**

**£450,000**

Hollis Morgan - This spacious (1134 sq ft ) apartment is located on the top floor of this purpose built development, located a short walk away from Ashton Court as well as the popular range of amenities found in Clifton Village, accessed via the iconic Suspension Bridge.

- Three Double Bedrooms
- Top Floor Apartment
- En Suite to Master Bedroom
- Private Balcony
- Utility Room
- Garage
- Communal Gardens
- Lift Access
- Peaceful Location
- Chain Free

#### The Property

The property has been meticulously renovated by the current owners and the charming, welcoming apartment is immaculately presented throughout.

There is a sizeable open plan living space with feature angled ceilings and ample room for dining with a spacious kitchen. The kitchen consists of a range of gloss wall and base units beautifully finished with a solid Oak work surface. There is also a large island & breakfast bar providing further storage and workspace.

In addition, there are a range of state of the art integrated appliances including induction hob, extractor hood, double ovens, wine cooler, fridge freezer and dishwasher.

A separate utility room provides ample space for washing machine and tumble dryer, removing the need for these appliances in the open plan living space.

Patio doors open up onto a private balcony which benefit from pleasant leafy views over the communal gardens.

The master bedroom is bright and airy with gently sloping ceilings, large built in wardrobes as well as a modern en-suite shower room with walk in mains fed shower cubicle, heated towel rail, bespoke freestanding stone sink and low level WC.

Both other bedrooms are good double rooms with built in storage whilst a stunning 4-piece family bathroom completes the internal accommodation which features free standing roll top bath, separate shower cubicle, bespoke stone basin and low level WC.

Externally the communal gardens are very well maintained and the property also benefits from a single garage with the residents also able to take advantage of a number of parking spaces available on a first come first serve basis.

#### Location

Church 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.

#### Other Information

Leasehold. Residue of 999 years

Management Fee: £215pcm (includes water)

Council Tax Band: E

#### COVID UPDATE

Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

#### Please Note

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.





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