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

£435,000

UNEXPECTDLY 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)

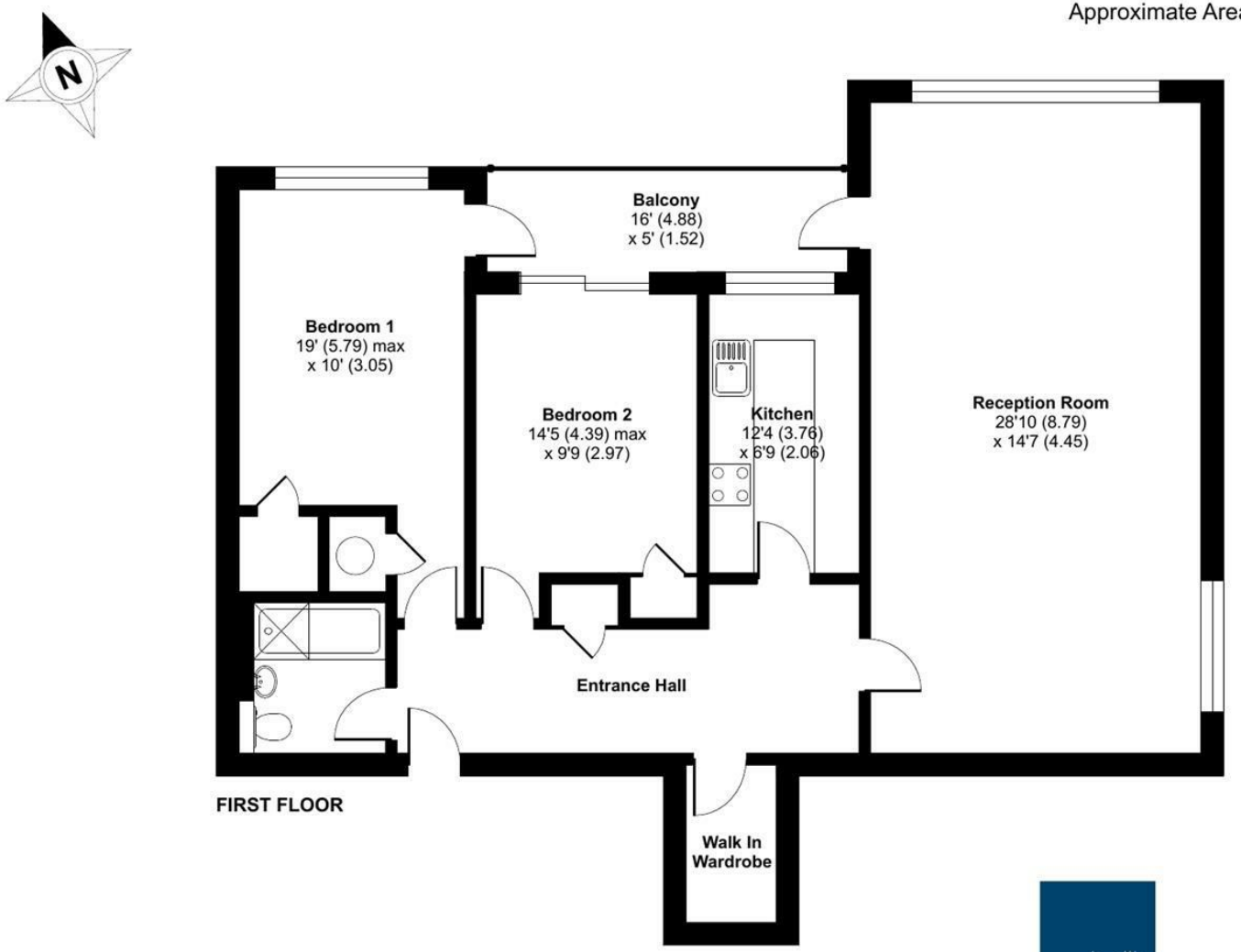
Council Tax Band: E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

North Road, Leigh Woods, Bristol, BS8

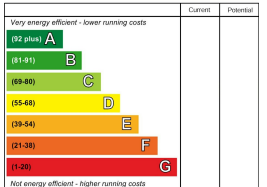
Approximate Area = 1069 sq ft / 99.3 sq m

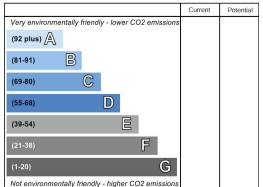
For identification only - Not to scale



Certified Property Measurer

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





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