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**Flat 1, Leigh Wood House Church Road, Leigh Woods, Bristol, BS8 3PQ**

**£399,950**

This bright and spacious (1,438 sq ft) apartment is located on the ground floor of this purpose built development complete with garage and balcony. Located a short walk away from Ashton Court and Leigh Woods as well as the popular range of amenities found in Clifton Village, accessed via the iconic Suspension Bridge.

- Three Double Bedrooms
- Ground Floor
- Dual Aspect Open Plan Living
- Balcony
- En Suite
- Garage
- Residents Parking Available
- Stunning Communal Gardens
- Leafy Woodland Location

#### The Property

Much loved by the current owners the property has been meticulously looked after and the charming, welcoming ground floor apartment is bright and spacious throughout. Now in need of some modernisation in places, this allows for a fantastic opportunity to put your own stamp on the property, creating a superb home.

There is a dual aspect sizeable open plan living space with patio doors which open up onto a private balcony, benefiting from pleasant leafy views out onto the communal gardens as well as direct access if required.

The separate kitchen consists of a range of wall and base units which provide plenty of storage. In addition, there are a range of integrated appliances including electric hob, extractor hood, double oven, under counter fridge and freezer and dishwasher.

A separate utility room provides ample space for washing machine and tumble dryer and everyday storage.

The master bedroom is a bright room with large built in wardrobes as well as an en-suite bathroom.

Both other bedrooms are good double rooms with further built in storage in one whilst a modern family bathroom completes the internal accommodation which features bath with electric shower over, basin and low level WC.

Further benefits include a garage and residents parking available on a first come first serve basis as well as access to the beautiful communal gardens.

#### 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

#### Please Note

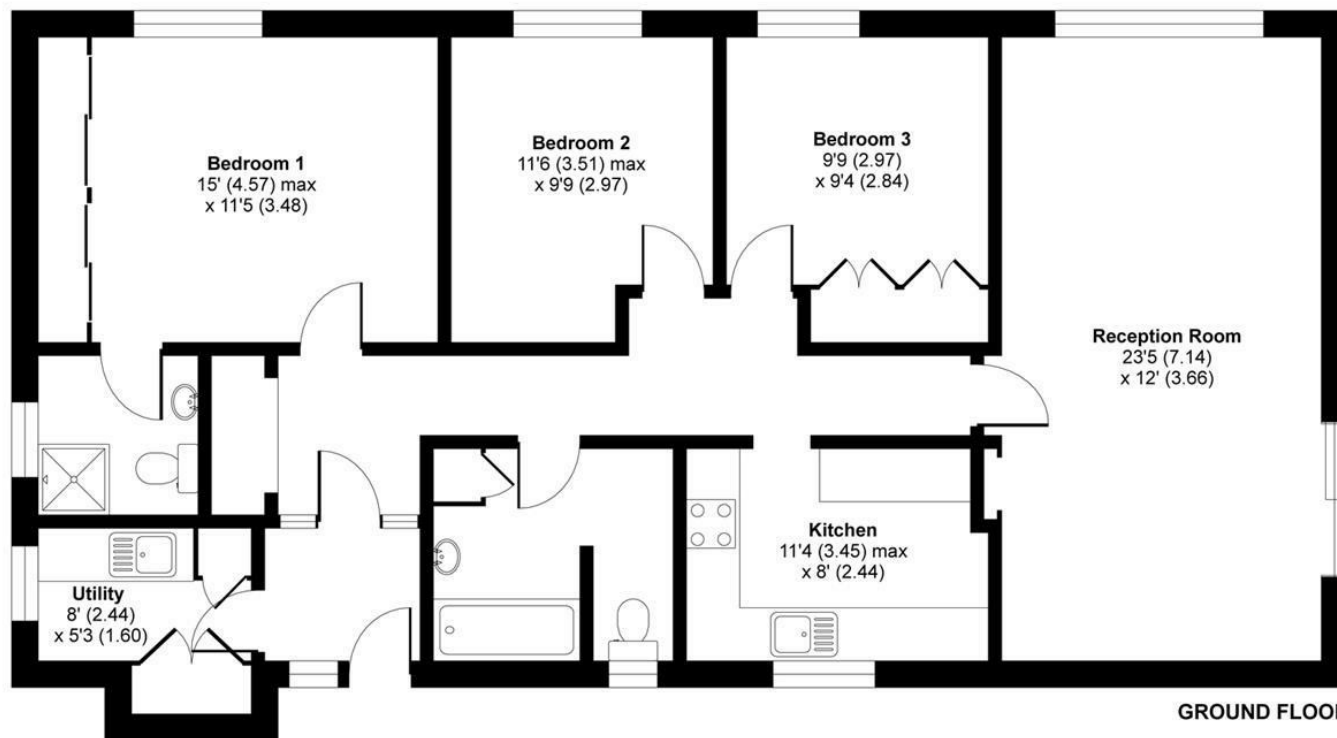
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# Leigh Woods House, Church Road, Leigh Woods, Bristol, BS8

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



GROUND FLOOR



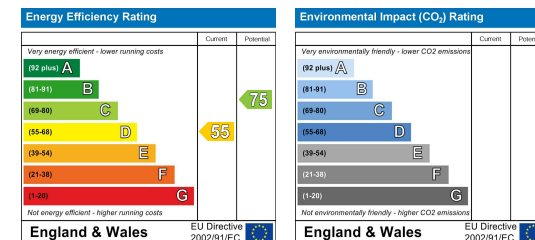
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Hollis Morgan. REF: 736195



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