estate agents auctioneers

hollis morgan

20, Leighwood House Church Road, Leigh Woods, Bristol, BS8 3PQ

£400,000

Hollis Morgan - This bright and spacious (1,153 sq ft) apartment is located on the second floor of this purpose built development complete with large tandem garage, 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
- Master with ensuite shower room
- Dual aspect open plan living
- Separate kitchen
- South westerly facing balcony
- Lift access
- Large tandem garage with mezzanine level
- Stunning extensive communal gardens
- Resident parking available
- Leafy woodland location

The Property
Nestled within the tranquil, woodland setting of Leighwood House, this generously proportioned apartment is located on the second floor of a sought-after, purpose-built development. Offering an abundance of internal space, it combines comfort and serenity in a perfect setting.
The bright and airy open-plan living area is bathed in natural light, with its dual aspect and large patio doors that lead out to a private balcony, where you can unwind while taking in the delightful leafy views of the beautifully maintained communal gardens.
The separate spacious kitchen boasts white wall and base units that provide ample storage, along with a selection of freestanding appliances including an electric hob and oven and fridge and freezer.
The master bedroom is a peaceful retreat, featuring built-in wardrobes and an ensuite shower room for added convenience. The two additional double bedrooms are generously sized and offer additional built-in storage. These rooms are complemented by a modern family shower room, which includes a main fed shower, a basin and a WC. Adjacent to the front door, a handy utility room offers further storage space, along with room for both a washing machine and tumble dryer.
Outside, residents enjoy access to the meticulously landscaped communal gardens maintained by the on-site caretaker, while practical extras such as a tandem garage (over 30' in length) with a mezzanine level, and parking available on a first-come, first-served basis, add even more appeal to this already impressive home.

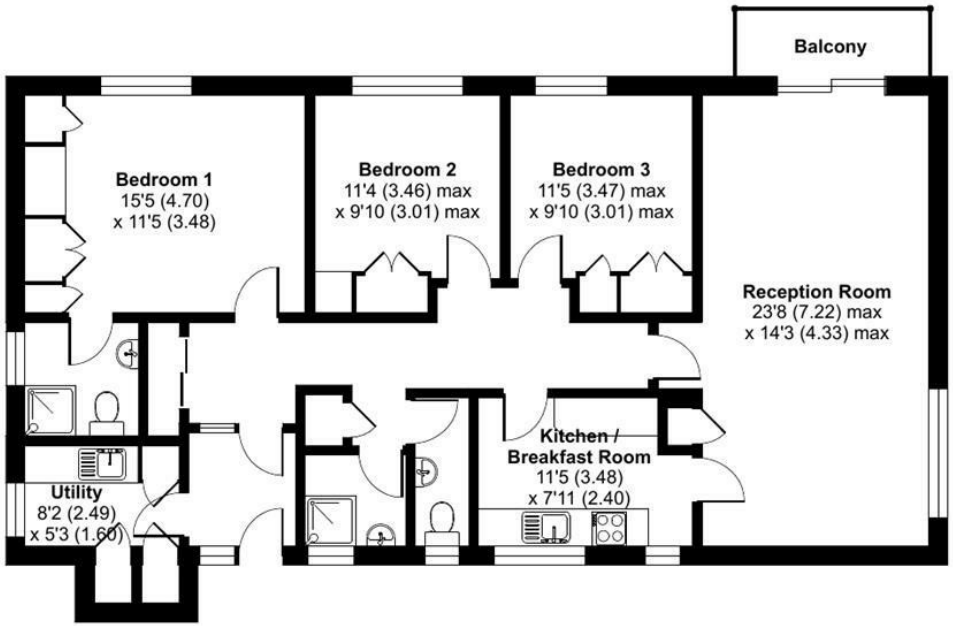
Location
Church Road is an attractive and highly regarded residential street in Leigh Woods, a popular and picturesque rural area of leafy roads located on the western side of the Avon Gorge and within a short walk of Ashton Court and the extensive woodlands that make up the spectacular Avon Gorge. A short walk across the iconic Brunel's suspension bridge leads to Clifton Village 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: from 25 December 1986 to 25 December 2962 - circa 935 years remaining
Management Fee: £3,947 pa (includes a live on site full time caretaker)
Council Tax Band: E

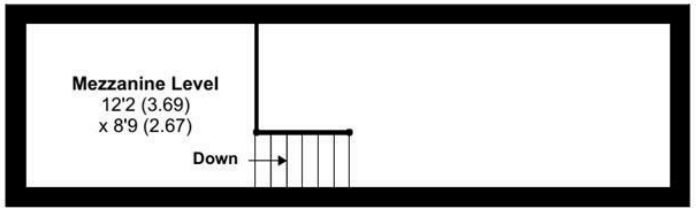
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All 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.

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

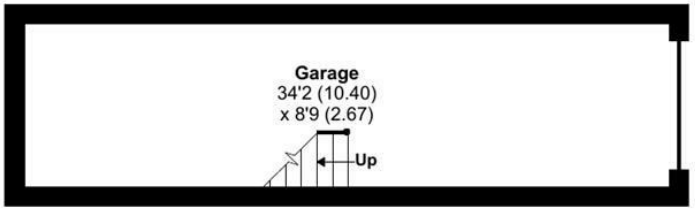
Approximate Area = 1153 sq ft / 107.1 sq m
Garage = 415 sq ft / 38.5 sq m
Total = 1568 sq ft / 145.6 sq m
For identification only - Not to scale



SECOND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1250625

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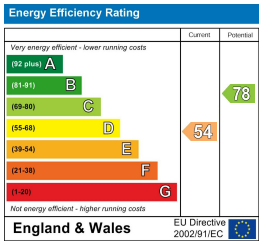

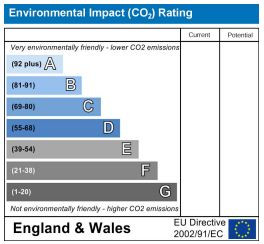

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