

estate agents **auctioneers**

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5, Leigh Wood House Church Road, Leigh Woods, Bristol, Somerset, BS8 3PQ

£418,000

Delightfully located in a popular quiet woodland setting, this spacious first floor apartment boasts three double bedrooms, en suite shower room, utility room, tandem garage as well as the enjoyment of stunningly manicured communal gardens.

- Three Double Bedrooms
- Dual Aspect Open Plan Living
- Separate Kitchen
- En Suite
- Large Tandem Garage
- Lift Access
- Residents Parking Available
- Stunning Communal Gardens
- Quiet Leafy Woodland Location
- In Need of Modernisation

The Property

Although now in need of some modernisation, this spacious apartment is located on the first floor of this popular purpose build development and 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. 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.

A master bedroom comes complete with built in wardrobes as well as an en-suite shower room whilst there are two additional double bedrooms with built in wardrobes in one.

Completing the accommodation there is a family bathroom as well as a separate utility room which provides ample space for washing machine and tumble dryer and everyday storage.

Further benefits include a tandem garage (+30' in length), 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

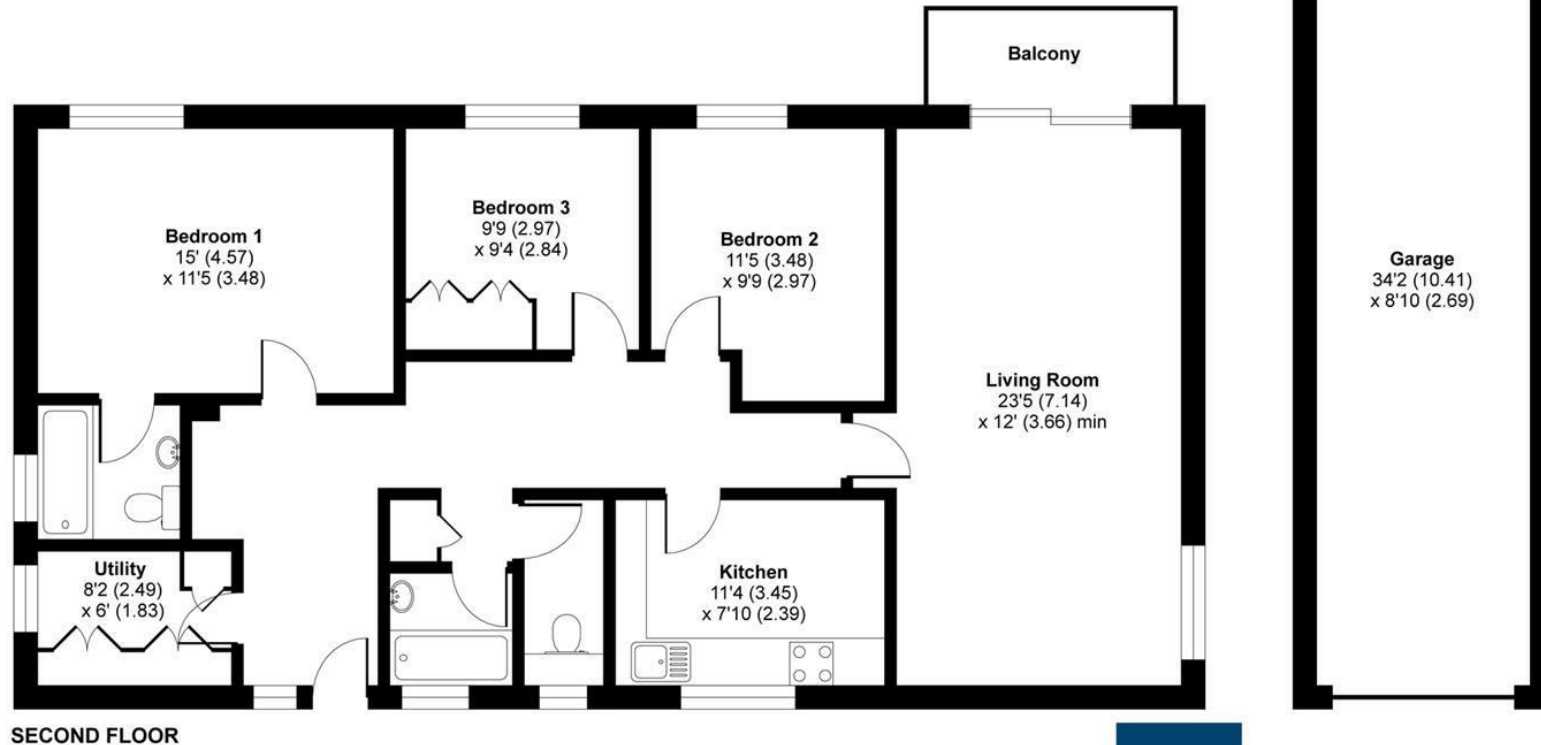
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Church Road, Leigh Woods, Bristol, BS8

Approximate Area = 1438 sq ft / 133.5 sq m (includes garage)

For identification only - Not to scale



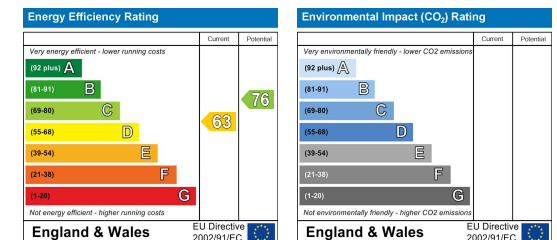
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hollis Morgan. REF: 757903



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