estate agents **auctioneers**

hollis morgan

Hollis Morgan - A large (circa 2,000sq ft) three bedroom spectacular penthouse apartment in an imposing period mansion with stunning far reaching views of the Suspension Bridge and the countryside beyond. The property features an impressive open plan living area and 2 en suites. Chain free.

- Large Penthouse - circa 2,000sq ft.
- Open Plan Kitchen & Seperate Reception
- Three Double Bedrooms
- Flexible Accomodation
- Stunning Period Building
- Parking Available
- Far Reaching Views
- Chain Free

The Property
This spacious (circa 2000sq ft) three double bedroom penthouse apartment occupies the second floor of this magnificent and imposing late Georgian mansion in the heart of the popular yet secluded Leigh Woods.

Boasting sensational views toward the floating harbour and the countryside of Dundry beyond, the open plan kitchen / breakfast room is cleverly separated from the dining space by exposed beams and woodwork which creates a more formal dining setting.
The kitchen itself is beautifully finished and offers a large range of storage in white gloss base units which also incorporates a range of integrated appliances such as, dishwasher, fridge, freezer and microwave.
Another feature of this outstanding apartment is its superb drawing room with exceptional views, exposed brick fireplace and vaulted ceilings.
The spacious master bedroom benefits from an en suite shower room and walk in wardrobe. The dual aspect not only fills the room with light but in addition, boasts superbe views including the iconic and world renowned Clifton Suspension Bridge.
There are a further two double bedrooms which are impressively well proportioned as well as a luxurious family bathroom with its feature free standing bath and exposed brick work.

It is important to note that a maintenance terrace above the apartment enjoys far reaching views with access from the main hallway.

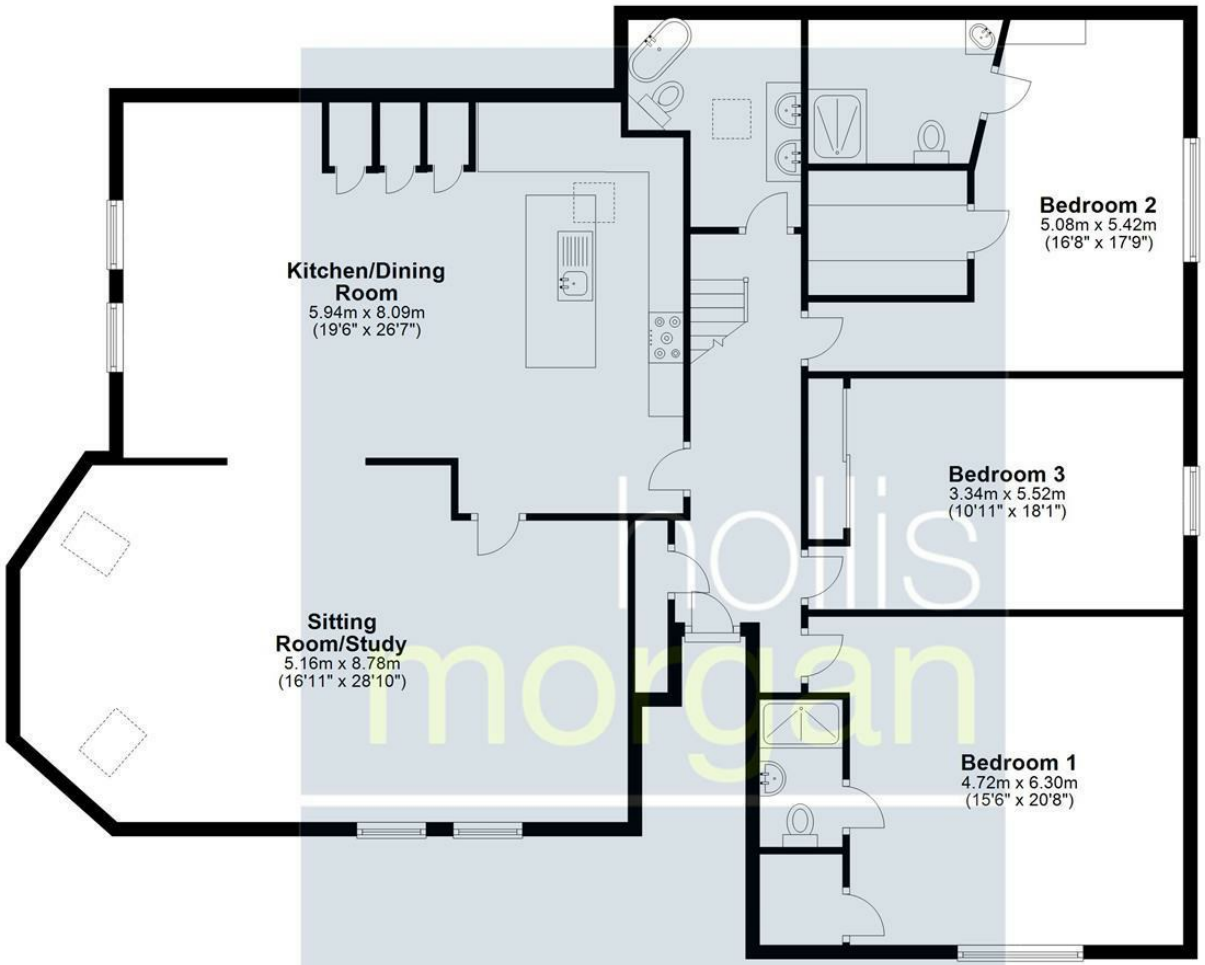
Externally, parking is available on a first come first serve basis.

Location
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.

Tenure & Management Fee
Leasehold. Residue of 999 years.
Management Fee: Please refer to agent.

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.

Second Floor



Total area: approx. 181.8 sq. metres (1957.0 sq. feet)

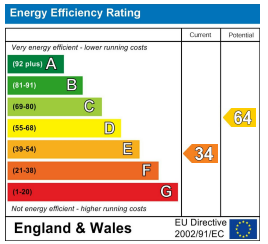
Illustration for identification purposes only, measurements are approximate, not to scale.

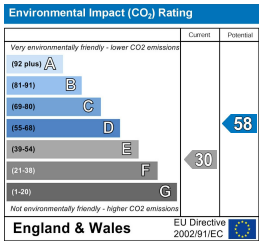
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ





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