



# FLAT 1 • TELFORD HOUSE

NORTH ROAD • LEIGH WOODS • BRISTOL BS8

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# FLAT 1, TELFORD HOUSE

NORTH ROAD, LEIGH WOODS,  
BRISTOL, BS8 3PP

*A modern and contemporary  
purpose built ground floor  
apartment presented in superb  
order throughout with views towards  
Brunel's famous Suspension Bridge.*

- Purpose built apartment block
  - Fully refurbished in 2014
- Spacious open plan reception/dining/kitchen
  - Stylish modern kitchen
- Master bedroom with en suite bathroom
  - Second double bedroom
  - Separate shower room
- Direct access to established communal gardens
  - Outstanding views
- Allocated off street parking for one vehicle
  - All electric
- Communal bicycle and bin store
  - EPC Rating = D



## SITUATION

Built in the late 1960's this is a popular and sought after apartment block in Leigh Woods with open views towards the Suspension Bridge. The apartment is situated on the ground floor and is approached via a communal entrance hall. The entrance hall of the apartment offers a good storage cupboard and separate utility cupboard with shelving and plumbed in washer/dryer. The open plan reception has full-length sliding doors accessing the communal gardens and picture windows to the front capturing the views over the gardens and bridge beyond. The kitchen area is slightly raised to give an air of separation from the open plan reception and provides a natural breakfast bar. It has a good range of white contemporary floor units with contrasting Zimbabwean black granite worktops. Integrated appliances include a Hotpoint dishwasher, Samsung hob with overhead extractor, Bosch electric oven and a Hotpoint fridge/freezer. The one and a half bowl sink unit is under a picture window overlooking the garden.

There are two good size double bedrooms. The master has fitted wardrobe providing ample storage and an en suite bathroom. The second bedroom is served by a separate shower room.

The communal landscaped gardens are approached directly from the open plan reception through sliding patio doors.

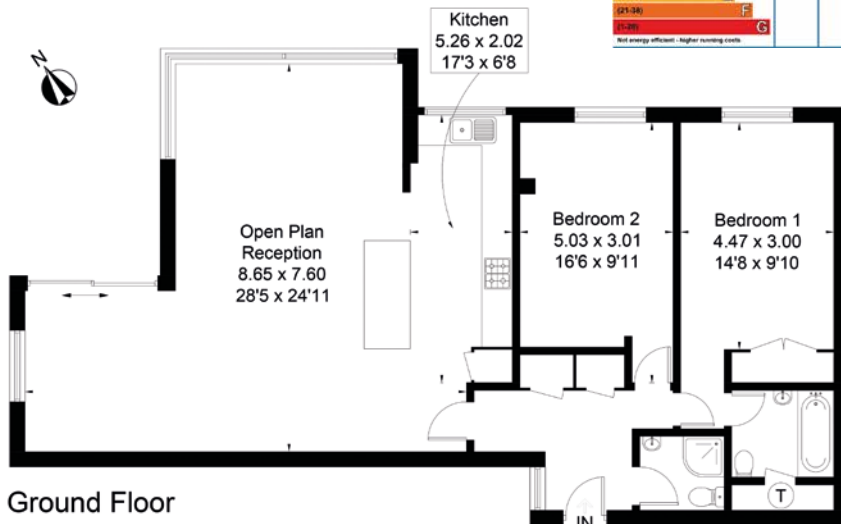
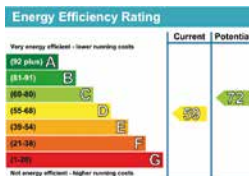
One allocated parking bay is situated to the front approach of the building with additional visitors parking provided. There is a separate storage cupboard and bicycle shed for the shared use of the residents.





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Approximate Area: 106.5 sq.m / 1,146 sq.ft  
Including limited use area (1.7 sq.m / 18 sq.ft)



## LOCATION

Leigh Woods is perched on the edge of the Avon Gorge and a short walk from fashionable Clifton Village and Brunel's famous Suspension Bridge. Notable landmarks around include the Nightingale Valley and the Ashton Court Estate, both of which feature mountain bike trails, bridle paths and footpaths. Within proximity there are health and leisure clubs in Failand, Long Ashton and Clifton as well as golf courses. Clifton is home to a number of highly regarded schools, state and independent, whilst nearby Wraxall also offers preparatory schooling and a primary school. For national travel, the M5 motorway is easily accessible via the A369 serving the South West and Midlands and linking to the M4, South Wales and London. There are two mainline rail stations available from Bristol as well as an international airport with flights to a number of European and some long haul destinations, approximately 8.6 miles distant.

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