



FLAT 3 OAKLEIGH

Bridge Road, Leigh Woods, Bristol, BS8 3PB

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A refurbished first-floor flat blending period charm with modern finishes, featuring a south-facing balcony, parking, and a prime location near Leigh Woods and Clifton Village.

* OFFERED WITH A COMPLETE ONWARD CHAIN * SOUTH-FACING BALCONY WITH SPECTACULAR VIEWS ACROSS BRISTOL AND NORTH SOMERSET * PRIVATE ALLOCATED PARKING * TURN-KEY, REFURBISHED ACCOMMODATION THROUGHOUT * ABUNDANCE OF STORAGE, INCLUDING ALLOCATED CELLAR STORAGE (CIRCA 1,000 SQ FT) * TWO BEDROOMS / TWO BATHROOMS * IDEALLY LOCATED MINUTES FROM CLIFTON VILLAGE AND ASHTON COURT * EPC: D

Situation

Flat 3 Oakleigh is located in the desirable Leigh Woods, offering a tranquil rural setting with exceptional convenience.

Located less than a mile from Clifton Village, residents can enjoy boutique shops, cafés, and restaurants. Bristol Airport, approximately 7 miles away, provides excellent travel links, while the M5 motorway, 5 miles away, ensures superb connectivity to the South West and beyond.

Surrounded by woodland and within walking distance of Ashton Court Estate, this location offers a balance of natural beauty and easy access to Bristol's vibrant amenities.

For Sale: Share of Freehold

This beautifully refurbished flat is set on the first floor of a grand detached period building, accessed via a well-maintained communal entrance hall with a wide, carpeted staircase framed by original stained-glass windows. The staircase leads to the first-floor landing where the flat's private entrance is located. With a south-facing balcony, high-specification finishes, and exceptional storage, this property balances period charm and modern living.

The flat opens into a welcoming hallway featuring engineered wood flooring, which flows seamlessly into the kitchen/diner and reception room. Bespoke 'Hammonds' fitted storage provides ample and discreet space.

The stylish kitchen/diner is a highlight of the home, designed for functionality and elegance. A 'Bertazzoni' dual fuel range cooker is complemented by integrated appliances, including an 'AEG'





dishwasher and under-counter freezer. Silstone quartz worktops with matching backsplashes, a 'Blanco' mixer tap, and bespoke cabinet hardware complete this refined space.

The reception room is a wonderful space, ideal for entertaining. It features a Bathstone wall and a working gas fireplace with a striking black marble surround. Floor-to-ceiling windows and a glazed door lead to the south-facing balcony, creating a light-filled, inviting space.

The principal suite includes two floor-to-ceiling double wardrobes with overhead storage, combining practicality with style. The second bedroom is equally well-appointed with a bespoke integrated wardrobe and overhead storage, offering flexibility as a guest room, office, or nursery.

The en-suite includes a 'Lusso Stone' vanity with a stone resin top, 'Axor Hansgrohe' fixtures, and a 'Porcelanosa' bath. A discreet cupboard houses a washing machine and a Vaillant combi boiler.

The property includes a main 'family' bathroom and an en-suite, both finished to a high specification. The main bathroom features Mandarin Stone porcelain tiles, a 'Lusso Stone' resin basin and toilet, and a Hansgrohe rainfall shower with push-button controls. Recessed niches with sensor-activated lighting add a touch of luxury.

The flat benefits from allocated private parking, covered storage for bins and recycling, a communal bike shed, and an allocated cellar space of approximately 1,000 sq ft. Four additional parking spaces are available on a first-come, first-served basis. Residents can purchase parking permits and a prepaid suspension bridge card for discounted Clifton Suspension Bridge access.

Outside

A private south-facing balcony enjoys much of the day's sun, finished with composite decking and an ornate cast-iron balustrade. It offers a peaceful retreat with far-reaching views across Bristol and North Somerset, making it the perfect spot to relax with a morning coffee or evening sundowner. The residents of Oakleigh also enjoy access to a small communal garden space, allocated parking, and a communal bike store.

Services

Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

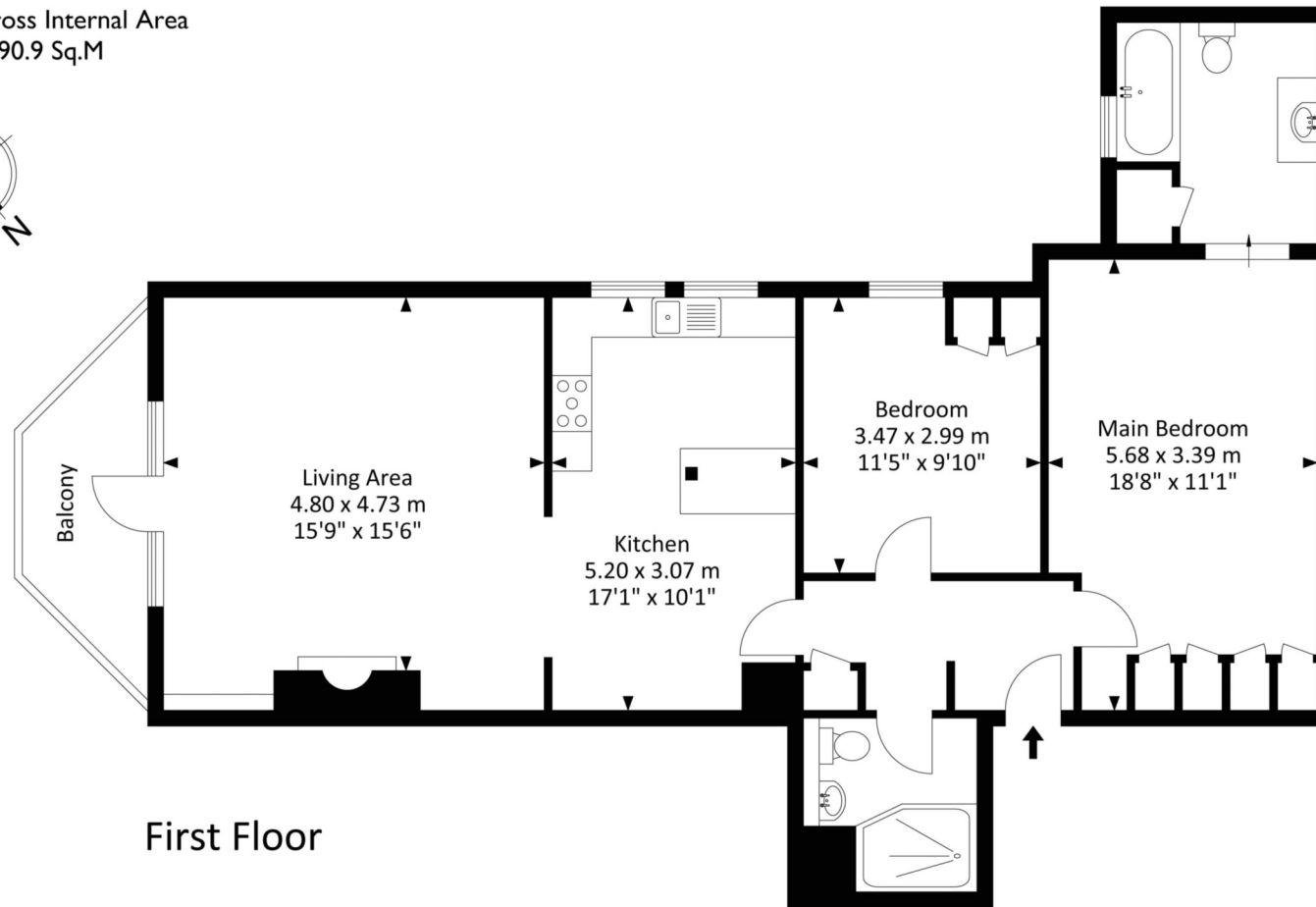
Local Authority

Bristol City Council: 0117 922 2000
Council Tax Band: D



Oakleigh, Clifton, Bristol BS8

Approx. Gross Internal Area
978 Sq.Ft - 90.9 Sq.M



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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