

LEASEHOLD



Apartment

# APARTMENT B17 THE ARC B17 53 MARTINGALE WAY, PORTISHEAD, BRISTOL RS20 7LH

Price Guide

£440,000

## FEATURES

- Third Floor Apartment
- Two Bathrooms
- Stunning Balcony
- 12 year Building Warranty
- Three Bedrooms
- Beautiful Views
- Secure Parking Space



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# 3 Bedroom Apartment located in Portishead

## Kitchen/Living/Dining

24'7" x 19'4"

7.50m x 5.90m (24' 7" x 19' 4")

## Master Bedroom

16'0" x 9'2"

4.90m x 2.80m (16' 1" x 9' 2")

## Master Ensuite

## Bedroom 2

12'9" x 10'5"

3.90m x 3.20m (12' 10" x 10' 6")

## Bedroom 3

12'9" x 7'10"

3.90m x 2.40m (12' 10" x 7' 10")

## Bathroom

6'10" x 5'6"

2.90m x 1.80m (9' 6" x 5' 11")

## Balocny

## Secure Gated Parking

## Full Description

Apartment B17 The ARC - 3 Bedrooms 2 Bathrooms

Perfectly positioned on the fringes of Portishead Marina, ARC is home to 26 new apartments. With 1, 2 and 3 bedroom homes available, including a penthouse with panoramic views, all apartments are finished to a high specification and a lift to all floors.

Located in the heart of Portishead, there is an abundance of independent shops, bars and restaurants, all within walking distance of ARC.

Whether you're looking to enjoy dinner with friends, a stroll around the shops or a day at the beach, get ready to explore this vibrant neighbourhood.

With secure parking, video entry system and panoramic views, this property is not to be missed.





BESTE ESTATES SALES | 69 OAKFIELD ROAD, CLIFTON, BRISTOL, BS8 2BB

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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

