

LEASEHOLD



Apartment

204 NEWFOUNDLAND WAY, PORTISHEAD, BS20 7PT

Price Guide

£325,000

FEATURES

- Waterside Apartment
- Marina Views
- 2 Double Bedrooms
- 2 Bathrooms
- Balcony & Parking
- EPC Rating B



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2 Bedroom Apartment located in Portishead

Full Description

Nestled in a prime location that embodies the essence of marina living, this beautifully presented two-bedroom apartment is a true gem.

Situated just a stone's throw away from the vibrant marina, this property offers not only a comfortable living space but also a lifestyle enriched by the charm of its surroundings. The marina is known for its picturesque views, bustling atmosphere, and a variety of recreational activities, making it a perfect place for those who appreciate the beauty of waterfront living.

As you approach the apartment, you will immediately notice the exterior is being prepared for remedial works to comply the latest buildings safety act. Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the home. This welcoming space serves as a central hub, providing access to all areas of the accommodation. The design of the entrance hall is both practical and inviting, creating a warm first impression that makes you feel at home right away.

The layout of this apartment is thoughtfully designed, ensuring that every square foot is utilised efficiently while maintaining a sense of spaciousness. The two bedrooms are both well-proportioned doubles, catering to a variety of living arrangements. Each room is filled with natural light, enhancing the feeling of openness and airiness. The master bedroom offers ample space for furnishings and personal touches. One of its standout features is the en-suite shower room, which adds a layer of privacy and convenience.

The second bedroom is equally impressive, providing a comfortable space that can easily accommodate guests, family members, or even be transformed into a home office. This room is served by a stylish family bathroom, which showcases a modern design ensuring that comfort and functionality are prioritised.

At the heart of the home lies the spacious open-plan living room, dining area, and kitchen, creating an ideal setting for relaxation and entertainment. This area is designed to bring

people together, whether you are hosting friends for a dinner party or enjoying a quiet evening in. The living space is generously sized, allowing for various furniture arrangements and decorating styles, making it easy to personalise to your taste. The seamless flow between the living room and the kitchen enhances the overall functionality of the space, ensuring that the cook can remain engaged with guests while preparing meals. The well-equipped kitchen is a dream for anyone who enjoys cooking, featuring modern appliances, ample counter space, and plenty of storage options. The design is both stylish and practical, allowing for easy meal preparation and serving.

Adjacent to the kitchen is the dining area, which is ideally situated to facilitate conversation and connection. This space can comfortably accommodate a dining table, making it perfect for family meals or entertaining friends. The open-plan design encourages a sense of togetherness. A balcony is accessed from the living room and provides a suitable place to sit back and enjoy the late summer sun.

Location

The apartment's location offers unparalleled access to the marina and its surrounding amenities. Imagine starting your day with a leisurely stroll along the waterfront, enjoying the fresh breeze and stunning views. The marina is home to a variety of shops, cafes, and restaurants, providing endless options for dining and entertainment. Whether you want to grab a quick coffee before work or enjoy a sunset dinner by the water, everything you need is just moments away.

For those who enjoy outdoor activities, the marina area offers a wealth of opportunities. From sailing to cycling and walking trails, there are plenty of ways to embrace an active lifestyle. The vibrant community atmosphere is perfect for connecting with neighbours, participating in local events, and enjoying the lively marina culture.

The apartment is also conveniently located near public transport links, making it easy to explore the surrounding areas. Whether you want to venture into the city for work or enjoy a day out at nearby attractions, your options are limitless.

Reception Area

13' 5" x 10' (3.96m x 3.05m)

Kitchen Area

9' 8" x 7' 10" (2.94m x 2.40m)

Bathroom

7' 3" x 5' 7" (2.22m x 1.70m)

Bedroom 1

13' 6" x 10' 8" (4.11m x 3.25m)

Shower En-Suite

7' 2" x 4' 5" (2.18m x 1.34m)

Bedroom 2

11' 7" x 10' 8" (3.52m x 3.25m)

Balcony

19' 11" x 5' (6.08m x 1.53m)

Utility Cupboard

7' 3" x 2' 5" (2.22m x 0.73m)



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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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