



113 MIZZEN COURT,  
PORTISHEAD, BS20 7QL

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GOODMAN  
& LILLEY



## A GOLDEN OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED FIRST FLOOR, ONE BEDROOM APARTMENT SITUATED CLOSE TO PORTISHEADS VIBRANT MARINA.

This marina apartment comprises entrance hall, open-plan living room/kitchen, master bedroom and a bathroom. The property also benefits from an allocated parking space.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

Tenure: Leasehold with management charges of £1,288 and a ground rent of £350.00 both annually.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Mains Gas, Electric, Water, Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

### Accommodation Comprising;

#### Entrance Hall

Access via a secure entrance door, doors opening to all principle

rooms, storage cupboard and airing cupboard housing hot water tank serving domestic hot water system, entry phone, electric panel heater.

#### Open Plan Living

Modern open plan living at its finest, seamlessly interconnecting the living space with the kitchen and dining space, uPVC double glazed window and French door combination opening to Juliet balcony, TV & telephone points.

#### Kitchen / Dining Area

Fitted with a matching range of modern wood fronted base and eye level units with drawers and worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splash backs, wall mounted concealed gas fired combination boiler, plumbing for washing machine, dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, double panel radiator, vinyl flooring.

#### Master Bedroom

uPVC double glazed window to rear aspect, double panel radiator.

#### Family Bathroom

Fitted with three piece modern suite comprising; low-level WC, deep panelled bath with independent shower over, pedestal wash hand basin, tiling to splash prone areas.

#### Allocated Parking Space

The property benefits from an allocated parking space which is located close to the apartment. The property also has use of a secure bike store.

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- First Floor Apartment
  - No Onward Chain
  - Vibrant Location
  - Close To Amenities
  - Open Plan Living Space
  - Allocated Parking Space
  - Ideal First Time Purchase
  - Viewing Highly Advised

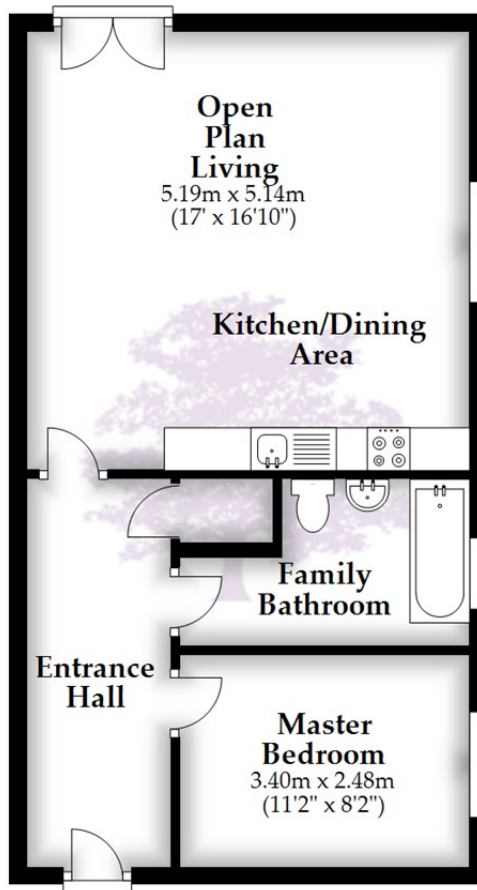


ASKING PRICE £185,000



## First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 50.8 sq. metres (546.8 sq. feet)

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.

Plan produced using PlanUp.

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