



109 MIZZEN COURT,  
PORTISHEAD, BS20 7QL

---

GOODMAN  
& LILLEY



## A GOLDEN OPPORTUNITY TO ACQUIRE A TWO BEDROOM APARTMENT SITUATED ON THE VIBRANT MARINA ENJOYING VIEWS OF THE BOATS AND QUAYSIDE.

This marina apartment comprises entrance hall, open-plan living room/dining/kitchen, a spacious balcony, two Juliet balconies with quayside marina views, two double bedrooms 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 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 £2,062.79 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

Secure front door opening to the entrance hall, phone security system, doors opening to all accommodation.

#### Living/Dining/Kitchen

A good-sized open-planned room, light and airy in its appearance with uPVC French doors opening to the balcony, two sets of French doors

opening to the Juliet balcony with glorious views of the Marina, storage cupboard, TV & telephone points. The kitchen is fitted with a range of wall, base and drawer units with work surface over, inset sink and drainer unit, tiling to splash prone areas, electric fan assisted oven, four-ring gas hob, extractor hood, uPVC double glazed window to the side aspect, gas fired boiler serving the heating system and domestic hotwater. The room as a one is a good space which offers ample space for a dining room table.

#### Balcony

A good-sized enclosed balcony conveniently accessed from the open planned living/dining/kitchen providing an outside seating space sheltered by the wind enjoying views of the marina.

#### Master Bedroom

A double bedroom with a uPVC double glazed window to the side aspect, radiator, TV & telephone point, door to:-

#### En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, shower enclosure with main shower, radiator, tiling to splash prone areas,

#### Bedroom Two

A double bedroom with a uPVC double glazed window to the side aspect, radiator, TV & telephone point.

#### Family Bathroom

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

#### 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.

- 
- First Floor Marina Balcony
  - Beautiful Marina Views
  - Allocated Parking Space
  - No Onward Chain
  - Two Double Bedrooms
  - Spacious Seated Balcony
  - Prime Waterfront Location
  - Viewings By Strict Appointment



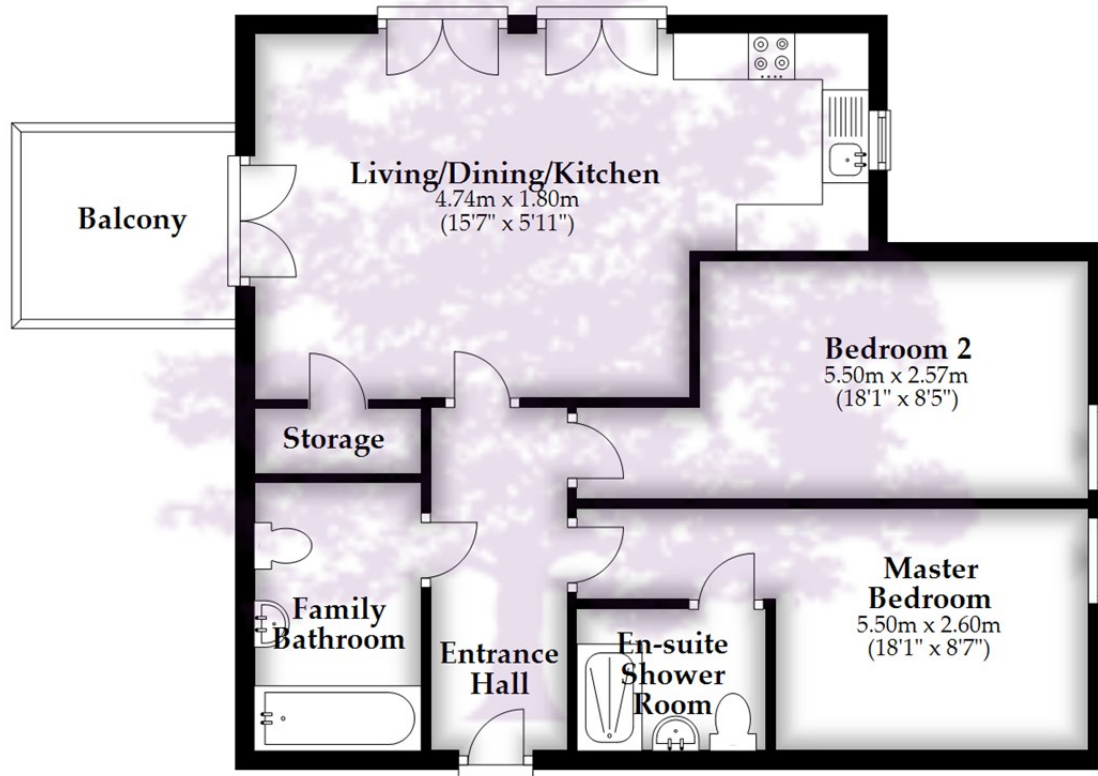
£275,000





## First Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.