



34 WAVERLEY COURT,  
PORTISHEAD, BS20 7NY

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GOODMAN  
& LILLEY



## AN OPPORTUNITY TO ACQUIRE A WELL-PRESENTED, TWO-BEDROOM FIRST FLOOR RETIREMENT APARTMENT SITUATED IN CONVENIENT YET VIBRANT POSITION ON THE HIGHLY REGARDED MARINA DEVELOPMENT.

Waverley Court is the nearest retirement complex to Portishead Marina and Nature Reserve and offers fantastic communal facilities (including a resident's lounge, hobbies/activity room, hair and beauty salon, restaurant, south facing communal gardens) and is kept to a superb standard throughout. With safety and security in mind, the in-house manager looks after the building and grounds along with all the maintenance and repairs whilst assisting with access to any further help and support if required. In addition, Anchor Hanover's 24-hour emergency call care system, provides instant access to help and assistance if required. Noblis Care are also located on site and provides care if required. Optional social activities on this estate include coffee mornings, entertainment evenings and keep fit classes. You'll find shops, doctors' surgeries and the Goodman & Lilley post office all on your doorstep, plus there are bus routes nearby to Bristol, Congresbury and Clevedon.

In brief, the accommodation comprises; entrance hall, two spacious storage cupboards one of which has been converted into a study, open plan living/dining room leading through to the kitchen, two good sized bedrooms and a jack and jill shower room.

Goodman & Lilley anticipate a good degree of interest due to two bedrooms apartments being rarely available in this position within the desirable retirement complex. Call us today on 01275 430440 and talk with one of our friendly property professionals to arrange a viewing.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with management charges of £574.47 a month (includes both building insurance and water rates)

The property is sold with a 75 % share.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains water, drainage & electric.

### Location

Waverley Court is an exclusive retirement development that lies in an idyllic location within the heart of Portishead within a short distance of the nature reserve, many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including Waitrose on the Marina. A bus stop is also located directly outside the front of the building.

### Accommodation Comprising:

#### Entrance Hall

Secure front door opening to the entrance hall with doors opening to all principle rooms, radiator, two generously sized storage cupboards one of which has been converted into an office space with built in desk and shelving above.

#### Lounge/Dining Room

A wonderful bright and airy room with full-height uPVC double glazed window to rear, TV & telephone points, coving to ceiling, ample space to position a table and chairs along with a couple of sofas, open-plan to kitchen.

#### Kitchen

Fitted with a matching range of modern wood fronted base and eye level units with drawers and worktop space over, inset stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven, two ring countertop induction hob with extractor hood over.

#### Master Bedroom

UPVC double glazed window to rear, radiator, telephone point, fitted wardrobe.

#### Bedroom Two

UPVC double glazed window to rear, radiator, telephone point.

#### Jack & Jill Shower Room

Fitted with three-piece modern white suite comprising; wash hand basin in vanity unit with cupboards & drawers under and mixer tap, walk in tiled double shower enclosure with fitted shower and glass screen, high-level WC, tiling to splash prone areas, extractor fan, shaver point, radiator, doors to master bedroom and hallway.

#### Communal Parking

Located to the rear of the property and available on a first come first serve basis.

- Retirement Apartment
- Close To Marina & Nature Reserve
- 24 Hour Care Assist
- Two lifts - one of which provides access for wheelchair users and scooters
- Two Bedrooms
- Communal Facilities
- First Floor
- Two charging rooms for scooters within the building

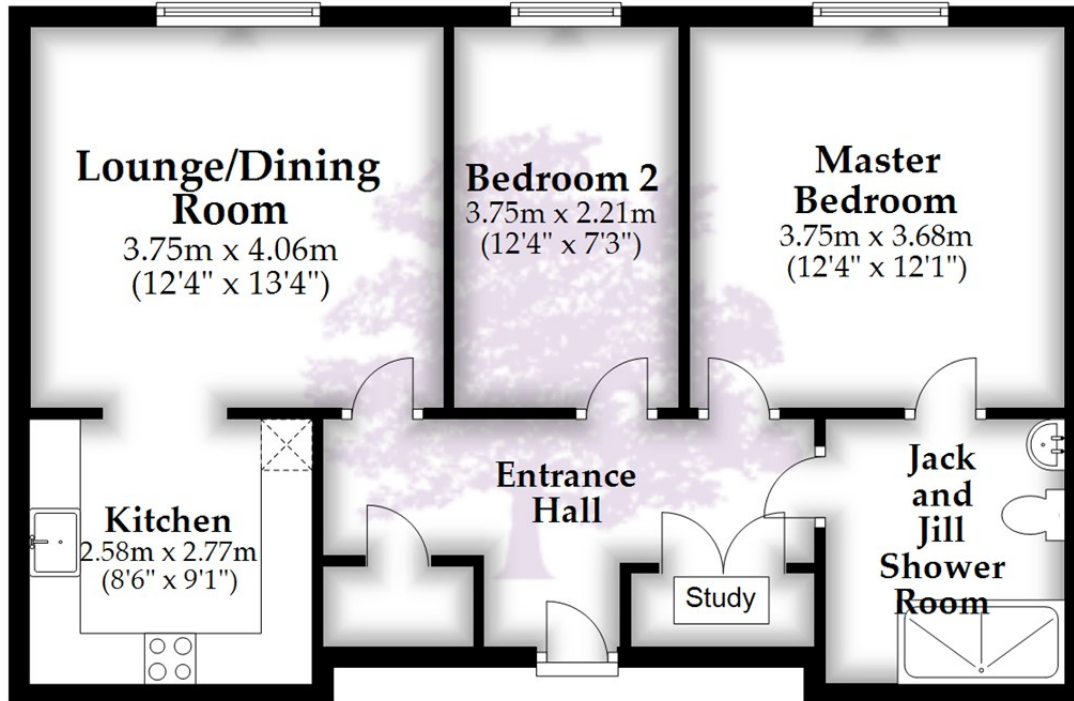


GUIDE PRICE £175,000



## First Floor

Approx. 63.6 sq. metres (684.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 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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