



21 BRIARY ROAD,  
PORTISHEAD, BS20 6NE

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**GOODMAN  
& LILLEY**



## CASH BUYERS ONLY OFFERING STUNNING PANORAMIC VIEWS OVER PORTISHEAD TOWARDS ST PETER'S CHURCH AND THE GORDANO VALLEY, THIS APARTMENT IS THE IDEAL PURCHASE FOR BOTH FIRST TIME BUYERS AND INVESTORS ALIKE.

This spacious upper floor apartment offers ease of access to nearby shops, schools and various transport links, great for those who enjoy the outdoor life. For investors the competitive price and great rental return make this the ideal addition to any investment portfolio.

Internally, the light and airy accommodation offers a flexible layout, whether its enjoying the far reaching views across the Gordano Valley and St Peter's Church, from the lounge or entertaining friends from the patio terrace.

In brief the property comprises; entrance hallway, two bedrooms with the advantage of having an additional room which could be used as a study or dressing room, family bathroom, lounge/diner, kitchen/breakfast room and enclosed balcony with stunning far reaching views towards the Gordano Valley. Externally, there is an allocated covered car port providing parking for one vehicle located close to the property. The apartment has use of well-tended communal grounds completing the package.

Goodman & Lilley anticipate a good degree of interest due to its location and the beautifully presented accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

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 £81.93 per month and ground rent of £10 which is including within the management fee Lease has now been extended to 173 years.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: All mains services connected

### Accommodation Comprising

#### Entrance Hall

Secure front door opening to the entrance hall, phone entry system, access to roof space via pull-down ladder, (insulation added with the last five years) doors opening to all of the accommodation.

#### Lounge/Diner

A generously sized with room, bright and airy in its appearance with plenty a space to accommodate a table and chairs for visiting family and friends as well as room to relax on a couple of sofa's, electric storage heater, TV & telephone points, uPVC double glazed patio door to patio terrace, door to kitchen/breakfast Room.

#### Balcony

Substantial paved balcony affording far reaching views over the Gordano Valley, providing the perfect space to relax or entertain family and friends.

#### Kitchen/Breakfast Room

Fitted with a matching range of base and eye-level units with worktop space over, inset 1 and 1/2 bowl stainless steel sink with tiled splash backs, plumbing for washing machine and dishwasher, space for fridge, freezer, cooker, tumble dryer. ample room for a table and chairs, uPVC double glazed window to rear affording views towards the Gordano Valley.

#### Master Bedroom

uPVC double glazed window to front, electric heater.

#### Bedroom Two

uPVC double glazed window to front, electric storage heater.

#### Study/Dressing Room

Good storage space that could be used as an internal study or walk-in wardrobe.

#### Family Bathroom

Fitted with three piece white suite comprising; low-level WC, deep panelled bath with independent shower over and glass screen, vanity wash hand basin with storage beneath, tiled splashbacks, chrome heated towel rail, extractor fan.

#### Car Port

There is an allocated covered car port providing parking for one vehicle located close to the property to the front.

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- Spacious Upper Floor Apartment
  - Study/Dressing Room
  - Spacious Kitchen/Breakfast Room
  - No Onward Chain
  - Two Bedrooms
  - 20' Balcony With Far Reaching Vistas
  - Low Management Charges
  - Car Port



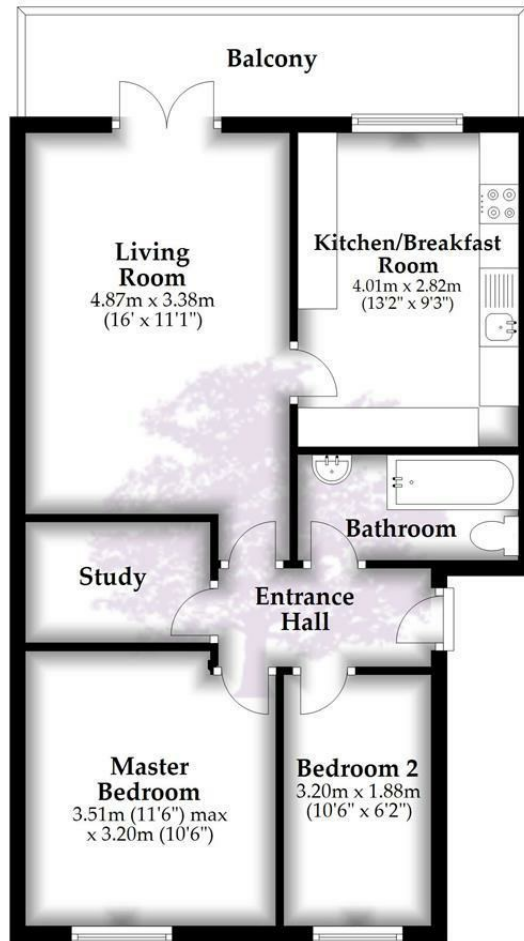
£182,500





## Ground Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 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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