



34 Newfoundland Way, Portishead, BS20 7QE

£245,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 34 Newfoundland Way, Portishead, BS20 7QE

A well presented, two bedroom, second floor apartment situated in a quiet tucked away position on the fringes of the vibrant Village Quarter close to Portishead Marina.

- Top Floor Apartment
- Open outlook to the rear
- Separate kitchen
- Two double bedrooms
- En-suite
- Allocated parking
- Close to the marina
- No onward chain

In brief, the apartment comprises; entrance hall with storage cupboard, modern open plan living space with kitchen off, two double bedrooms, master bedroom with en-suite shower room and a family bathroom completing the accommodation.

Offering ease of access to nearby pubs, the nature reserve, bars, café's and restaurants situated in and around the Marina. This fabulous property offers great reception space for those who love to entertain, yet for the growing family the flexible living space makes the ideal space for both younger children and teenagers alike.

If you're looking for a modern home in a quiet and private location that is ready to simply move in and unpack then look no further. Add in the competitive price this apartment should be high on your list, be quick to book your next appointment to view. Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

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 £1,200 per annum and ground rent of £350.00 per annum.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

### Accommodation comprising

#### Entrance hall

Secure front door opening to the entrance hall, radiator, telephone point, double-door storage cupboard, doors opening to all of the accommodation.

#### Lounge

A generous room, light-filled with two full-height uPVC double glazed windows to rear aspect, two double radiators, TV & telephone point, secure uPVC double glazed French doors Juliet balcony, open-plan to:

#### Kitchen

Fitted with a matching range of modern white fronted base, drawers and eye-level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over.

#### Master suite

uPVC double glazed window to front aspect, radiator, TV & telephone point, door to:

#### En-suite

Fitted with three piece modern white suite comprising recessed tiled double shower enclosure with fitted shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC and extractor fan, radiator.

### Bedroom Two

uPVC double glazed window to front aspect, storage cupboard, gas fired combination boiler serving domestic hot water and central heating system, radiator.

### Bathroom

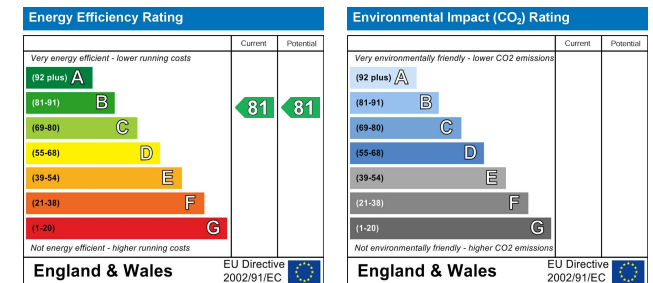
Fitted with three piece modern white suite comprising; low-level WC, deep bath, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator.

### Parking

The property is blessed with an allocated parking space for one vehicle. The apartment block benefits from 5 visitor parking spaces.

### Communal gardens and cycle store

The property also has use of a communal garden to the rear of the apartment block. The apartments also benefit from having use of a secure cycle store.



### Portishead

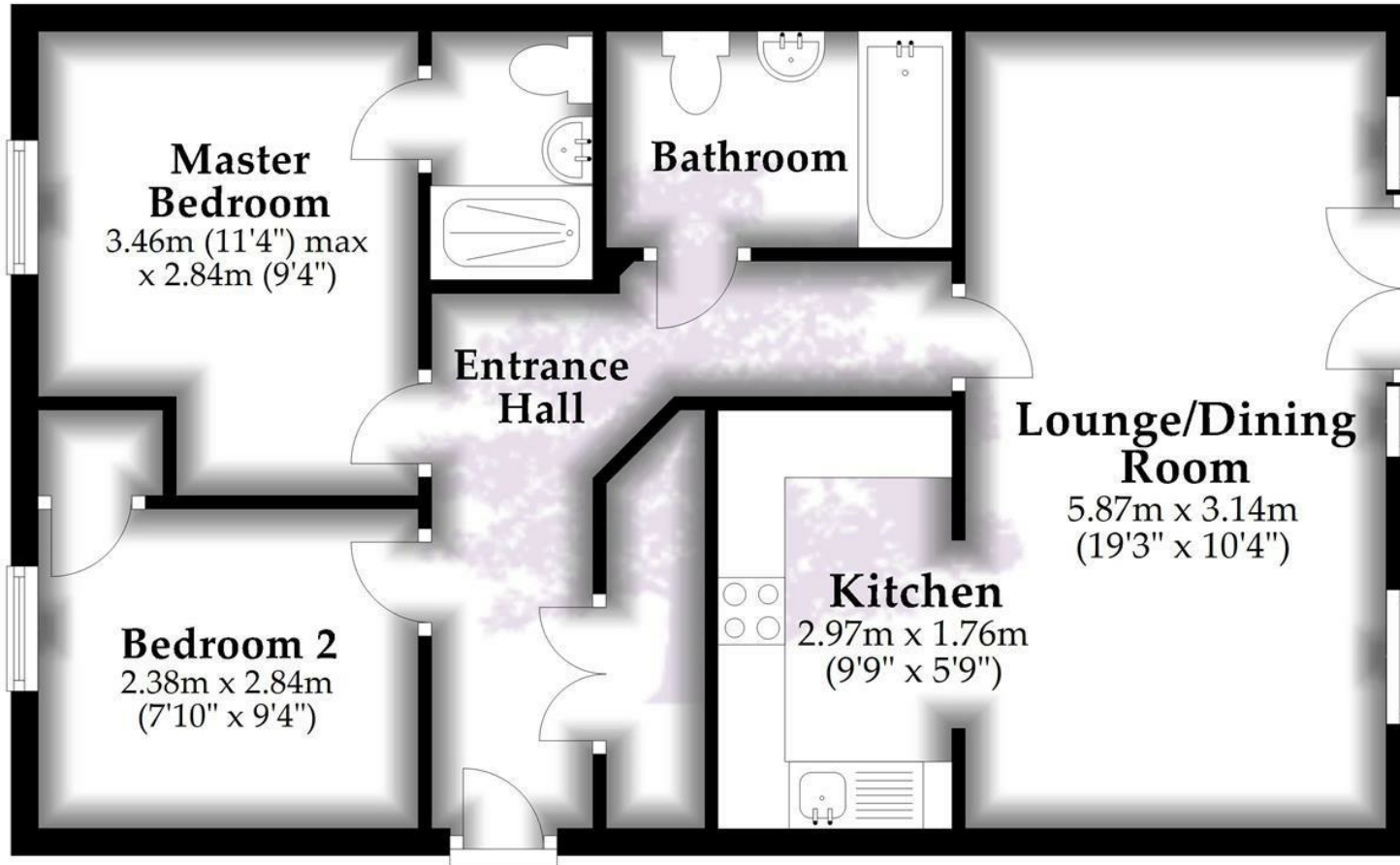
Rembrandt House, 36 High Street, Portishead  
North Somerset, BS20 6EN  
01275 430 440

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



## Second Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 58.5 sq. metres (629.3 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.



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 and 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.