



10 Mizzen Court, Portishead, BS20 7QJ

£285,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 10 Mizzen Court, Portishead, BS20 7QJ

Fantastic roof terrace! a bright and airy first floor apartment with two bedrooms and a larger than average south facing roof terrace.

In brief the accommodation consists of two bedrooms, modern bathroom and a light filled open plan living space. The crowing glory of this great apartment is its large south facing roof terrace that wraps around two sides of the property with all day sun and marina views.

- Marina view apartment
- Large South facing roof terrace
- Two bedrooms
- Carport parking
- Ideal investment purchase
- Immaculate condition throughout
- No onward chain

### Accommodation comprising

#### Entrance Hall

Secure front door opening to the entrance hall, phone entry system, radiator, telephone point, doors opening to all of the accommodation.

#### Open plan living space

Flooded with natural light, the dual aspect living space has floor to ceiling windows and glazed doors overlooking and leading onto the roof terrace. Enjoying a great outlook towards the marina, there is ample space for both living and dining areas as well as a storage cupboard. Open plan to the kitchen.

#### Kitchen

Open plan to the living space, fitted with a range of modern high gloss grey cabinets and laminate worksurface. Integrated oven and hob with extractor hood over, washing machine and fridge freezer.

#### Roof terrace

Accessed from the open-plan living/dining/kitchen this area is certainly a huge benefit to the

apartment. The roof terrace enjoys a favoured sunny orientation and provides the ideal place to entertain family and friends.

#### Bedroom One

uPVC double glazed window to the rear aspect, radiator, TV point.

#### Bedroom Two

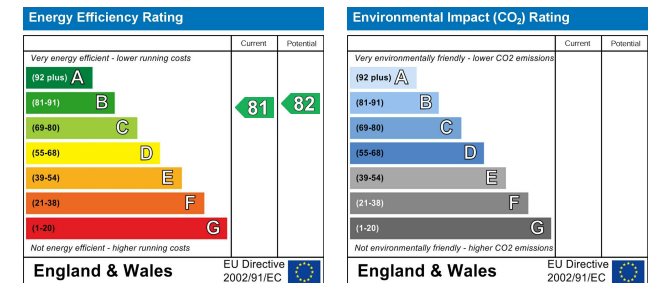
uPVC double glazed window to the rear aspect, radiator, TV point.

#### Bathroom

Fitted with three piece modern white comprising; low-level WC, deep panelled bath with shower over, pedestal wash hand basin, tiling to splash prone areas, chrome heated towel rail, extractor fan, shaver point, vinyl flooring.

#### Additional information

One allocated undercroft parking space. Ground Rent £250 Per Annum Service charge £1454 Per annum 125 year lease from 2015. EWS1 cladding certificate in place, no remedial work is needed



### Portishead

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

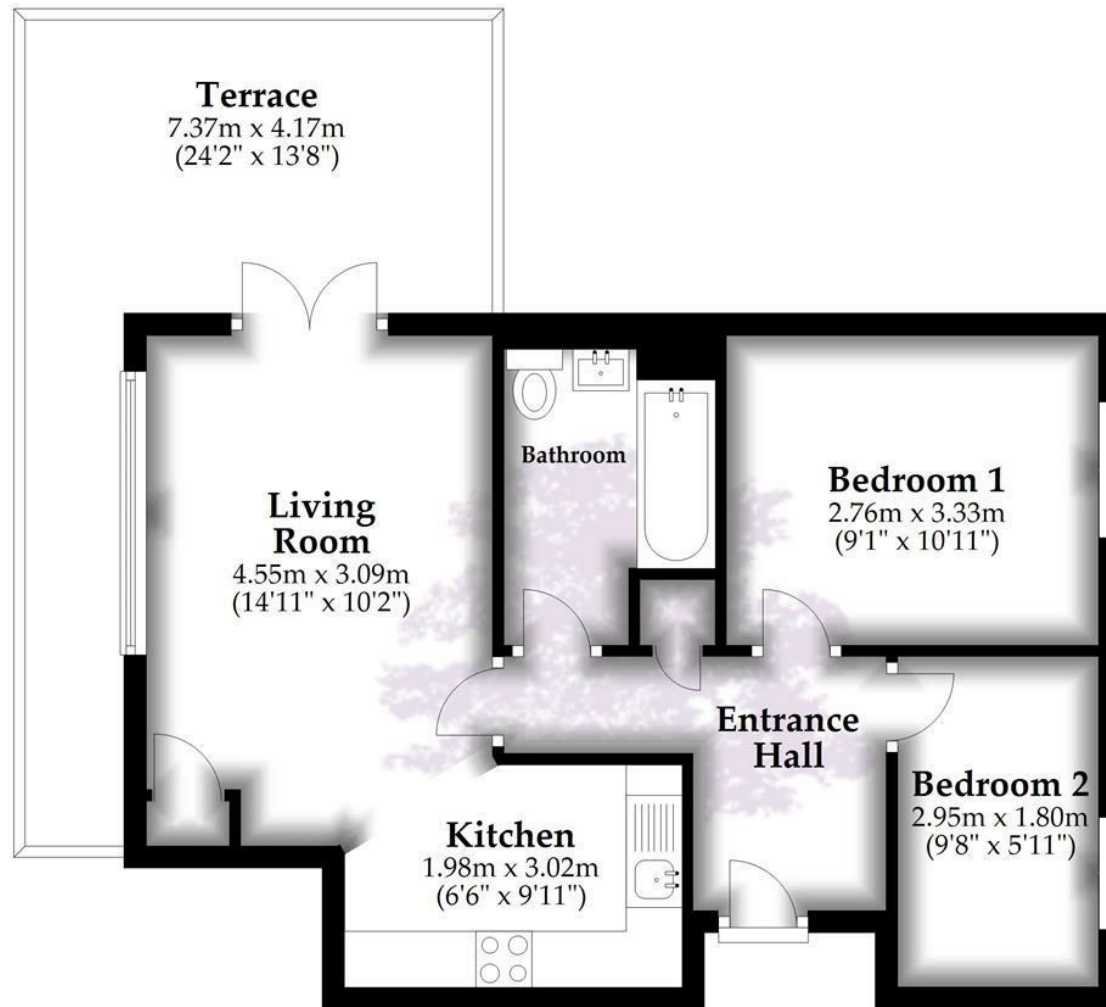
01275 430 440

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



## First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 45.9 sq. metres (493.9 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.