



16 BURLINGTON COURT,  
PORTISHEAD, BS20 7BA

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**GOODMAN  
& LILLEY**



## RECENTLY RENOVATED THROUGHOUT! SUPERB OPPORTUNITY TO ACQUIRE A FIRST FLOOR ONE BEDROOM APARTMENT WITH THE ADDED BENEFIT OF A LIFT SERVICE AND VIEWS OVER THE MARINA QUAYSIDE.

Offering a great location for all of Portishead's local amenities including Waitrose, Parish Wharf Leisure Centre, Portishead Primary School and several bars and restaurants including La Marina, Aqua, The Royal and The Hall & Woodhouse. The Marina which berths up to 150 boats is also just a short stroll away from the apartment.

In brief the property comprises; secure communal entrance, entrance hall, open-plan living room with Juliet balcony overlooking the marina quayside leading through to the kitchen/diner, a double bedroom also featuring a Juliet balcony with views over the marina, a family bathroom completes the internal accommodation. The property further benefits from an allocated car parking space for one vehicle.

Goodman & Lilley anticipate a good degree of interest due to the competitive price and the extremely popular location. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: Remainder of a 999 year lease dating from 2000 with Management Charge and Ground Rent.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Connected with electric & water.

### Accommodation Comprises:

#### Entrance Hall

Secure front door opening to the entrance hall with doors opening to all principle rooms, double panelled radiator, phone entry system. Recently refitted with a brand new carpet.

#### Living Room

Secure uPVC double glazed double doors leading to juliet balcony with a pleasant outlook over the Marina Quayside double panelled radiator, telephone and satellite TV points, recently refitted with a new carpet. open plan:

#### Kitchen/Dining Room

Recently modernised with new worktops and upgraded grey kitchen cupboards. fitted with a matching range of modern grey base and eye level units with underlighting, drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, extractor fan, integrated washing machine, space for fridge/freezer, fitted electric fan assisted oven with built-in four ring electric hob and pull out extractor hood over, uPVC double glazed window affording a wonderful open aspect, double panelled radiator.

#### Master Bedroom

Walk-in boiler cupboard, housing electric boiler serving heating system and domestic hot water with additional storage space, fitted double wardrobes, double panelled radiator, telephone and TV point, secure uPVC double glazed french doors leading to juliet balcony affording a delightful open aspect over the Marina. Recently refitted with a new carpet.

#### Shower room

Recently refitted to a fantastic standard and comprising; large walk in double shower with rainfall shower head, low level WC and vanity style sink storage under. Wood effect flooring.

#### Parking

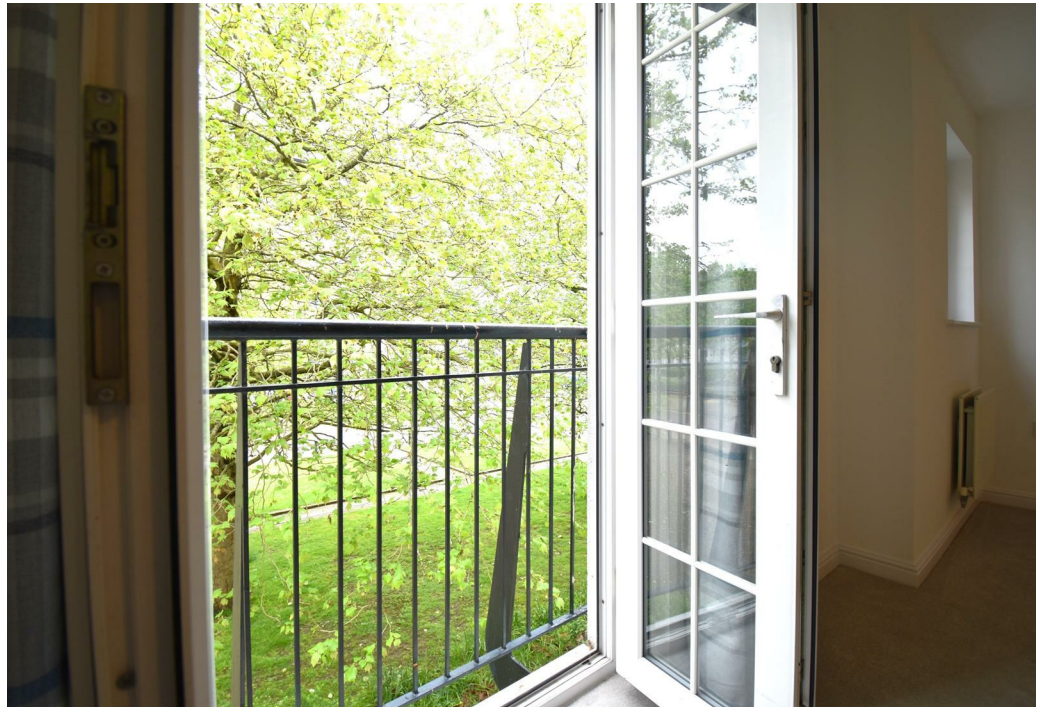
The property benefits from one allocated parking space.

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- Amended lower management charges
  - Recently modernised with new carpets, bathroom and upgraded kitchen
  - Two Juliet Balconies
  - Lift Access
  - Walking Distance To High Street, Restaurants, Cafes & Bars
  - Views Of Portishead Marina
  - Open Plan Living/Kitchen/Dining Room
  - Allocated Parking Space
  - No Onward Chain



£210,000





## First Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



Total area: approx. 52.1 sq. metres (560.8 sq. feet)

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