



501 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7QE

GOODMAN
& LILLEY



SIT BACK AND WATCH THE BOATS COME IN.....LOCATED ON THE THIRD FLOOR IS THIS STUNNING TWO DOUBLE BEDROOM APARTMENT IN THE POPULAR 110 AT THE QUAY DEVELOPMENT IS OFFERED FOR SALE IN SHOW HOME CONDITION, AFFORDING BREATH-TAKING VIEWS OF THE BRISTOL CHANNEL.

In brief the property comprises; entrance hall, open-plan lounge/dining/kitchen, two double bedrooms with the master bedroom benefiting from an en-suite shower room, plus an additional family bathroom. The crowning feature has to be the tear-drop canopied balcony which offers space for a table and chairs in order to just sit back and relax. The apartment benefits from secure allocating parking to the rear of the building.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

Offered for sale in pristine condition and coupled with a stunning location, this executive apartment is sure to appeal. Call now for your 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 (Management Charge £2367.32, Ground Rent £250, 112 years remaining on the lease)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

Accommodation Comprising:

Entrance Hall

Secure front door opening to entrance hall, intercom system, telephone point, panel radiator, utility cupboard with plumbing for a washing machine, double doors opening to a storage cupboard housing gas fired boiler serving domestic hot water and the heating system, door opening to all accommodation.

Open-Plan Living/Dining Room

Enjoying elevated views of the stunning views of the estuary with sliding patio double glazed patio doors opening to the balcony, ample space to position a couple of sofa's and a good sized dining room table, TV & telephone points, double panel radiator, recessed ceiling spotlights, thermostat, open-plan to kitchen:-

Kitchen

Fitted with a comprehensive range of modern white wall, base and drawer units with roll top edged work surfaces over with one and a half bowl stainless steel sink and drainer unit and mixer tap, tiling to splash prone areas, electric fan assisted oven with four ring gas hob, stainless steel splash back, extractor hood, integrated fridge/freezer, dishwasher, recessed ceiling spotlights, uPVC double glazed window to the side aspect.

Canopied Balcony

Decked tear-drop balcony enclosed by railings affording panoramic views of the estuary towards the Severn crossings and the Royal Avonmouth Docks.

Master Bedroom

A light-filled room with built-in wardrobes, panel radiator, T.V point, uPVC double glazed window overlooking the estuary, door opening to:-

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, wash hand basin with mixer tap, shower enclosure with mains shower, fully tiled, recessed ceiling spotlights, extractor fan, panel radiator, recessed ceiling spotlights.

Bedroom Two

uPVC double glazed window to front aspect, panel radiator.

Family Bathroom

Fitted with a three piece modern white suite comprising; low level WC with concealed cistern, wash hand basin with mixer tap, deep panelled bath with mixer tap and hand shower attachment, fully tiled, chrome heated towel radiator, recessed ceiling spotlights.

Secure Gated Allocated Parking

Gated parking with access to the undercroft car parking space. A door from this area provides access to the apartment block and to the lift.

- Coastal Lateral Apartment
- Generous Tear-Drop Balcony With Estuary Views
- Show Home Condition
- Lift Access
- Two Double Bedrooms (En-Suite To Master)
- Secure Allocated Parking
- Convenient Location
- Viewing Highly Recommended - No Chain

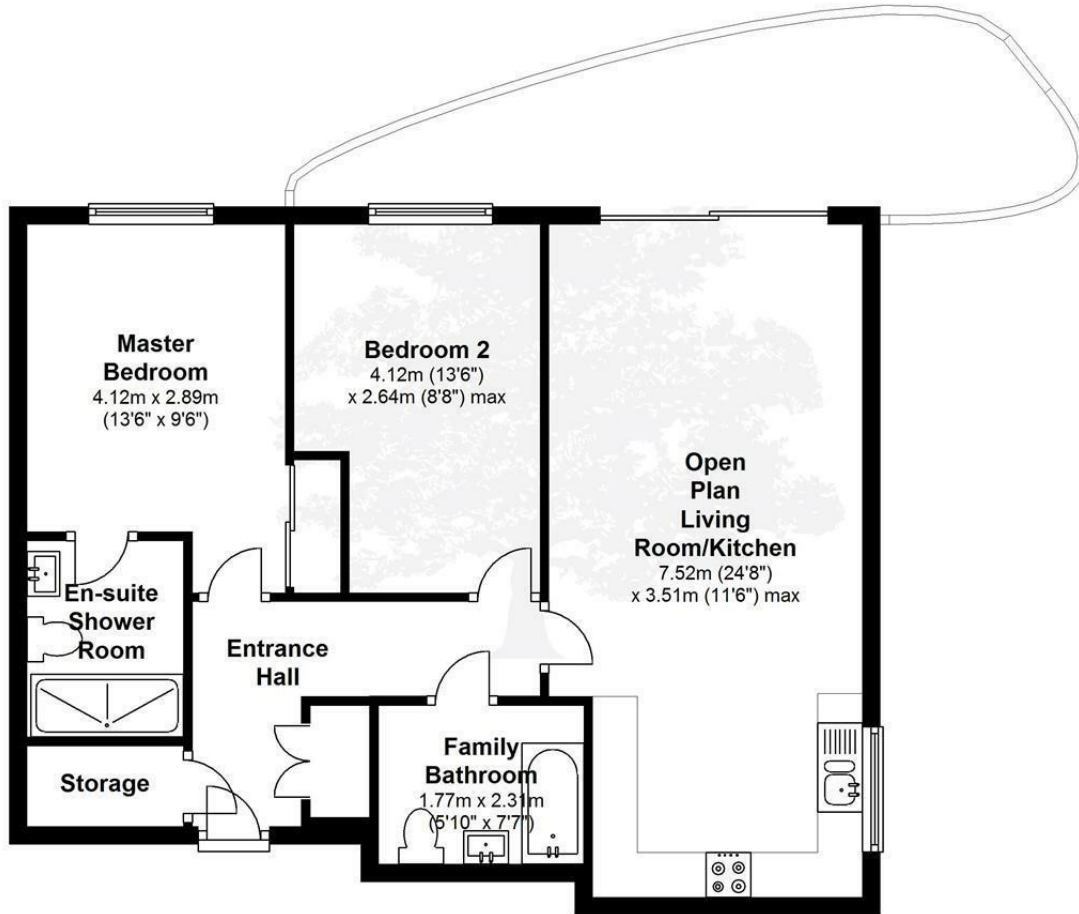


GUIDE PRICE £320,000



First Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 sq. feet)

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