



53 MIZZEN COURT,
PORTISHEAD, BS20 7QJ

**GOODMAN
& LILLEY**



A FINE EXAMPLE OF A MARINA FRONTING APARTMENT! POSITIONED ON THE CORNER OF THE FOURTH FLOOR, THIS STUNNING APARTMENT OFFERS A GREAT CONNECTION TO THE MARINA WITH A WRAPPING L SHAPE BALCONY FROM WHICH TO ENJOY FAR REACHING MARINA VIEWS. THE PROPERTY CONSISTS OF TWO LARGE DOUBLE BEDROOMS, TWO BATHROOMS AND A SPACIOUS LIVING ACCOMMODATION WITH FLOOR TO CEILING GLAZING.

Nestled in the charming Mizzen Court of Portishead, this fourth-floor marina-fronting apartment is a true gem waiting to be discovered. Boasting enviable views of the marina, this purpose-built flat offers a spacious 861 sq ft of living space, perfect for those seeking a comfortable and modern lifestyle.

As you step inside, you'll be greeted by a stylish open-plan living area that seamlessly flows into a separate kitchen space, ideal for entertaining guests or simply relaxing in style. The large wrap-around balcony is a standout feature, providing the perfect spot to unwind and soak in the picturesque surroundings and far reaching marina views.

This delightful property comprises two double bedrooms, one of which comes with its own en-suite bathroom, offering both comfort and convenience. Built in 2014, this apartment exudes a contemporary charm that is sure to impress even the most discerning buyer.

If you're in search of a home that combines modern living with stunning views and a prime location, look no further than this marina-fronting apartment in Mizzen Court. Don't miss out on the opportunity to make this wonderful property your own.

Accommodation comprising

Entrance Hall

A spacious L-shaped entrance hall has space for storage, a window to the rear aspect flooding the area with natural light and doors providing access to all rooms.

Living Space

Flooded with natural light! the open plan lounge/diner has two walls of floor to ceiling windows overlooking the balcony with views of the marina. A diverse space, the Living room has ample space for a large dining area with a window overlooking the marina. An opening provides access to the kitchen whilst retaining a feeling of separation.

Kitchen

Set just off of the living room the separate kitchen has been fitted to a great standard and has a window overlooking the marina. Fitted with a range of matching wall and base units with laminate surface over. Built in oven with electric hob and extractor hood over, built in washing machine, inset sink and space for a fridge freezer and dishwasher. Airing cupboard housing the boiler.

Bedroom One

A large dual aspect double bedroom with a window to the side aspect overlooking the marina and one to the rear with views over the valley and a door to the en-suite.

En-Suite Shower Room

A modern en-suite fitted with three piece suite comprising; low level WC, pedestal sink and double shower enclosure.

Bedroom Two

A large double bedroom with ample space for wardrobes and window to the side aspect overlooking the marina.

Family Bathroom

A modernised main bathroom with three piece suite comprising; panel bath with a shower over, low level WC and pedestal wash hand basin.

Balcony

The apartment boasts a large wrap around balcony with far reaching views of the marina. The fully glazed balustrading makes the very best of the Marina views on offer with the balcony offering ample space a table and chairs and an outside lounge area. The property further boasts an allocated undercroft parking space.

Additional Information

The property is subject to a leasehold. Lease length 125 years from 2012

service charge and ground rent £2194 per annum.

Mizzen court has had an EWS1 sign off. Remedial works to be FULLY FUNDED at no expense to the leaseholders.

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- Two Double Bedrooms
 - Open Plan Living Accommodation With Floor To Ceiling Glazing
 - Undercroft Parking
 - EWS1 Cladding Safety To Be Fully Funded At No Cost To The Residents
 - Walking Distance To Local Amenities
 - Two Bathrooms
 - Corner Balcony With Marina Views
 - No Onward Chain
 - Marina Facing

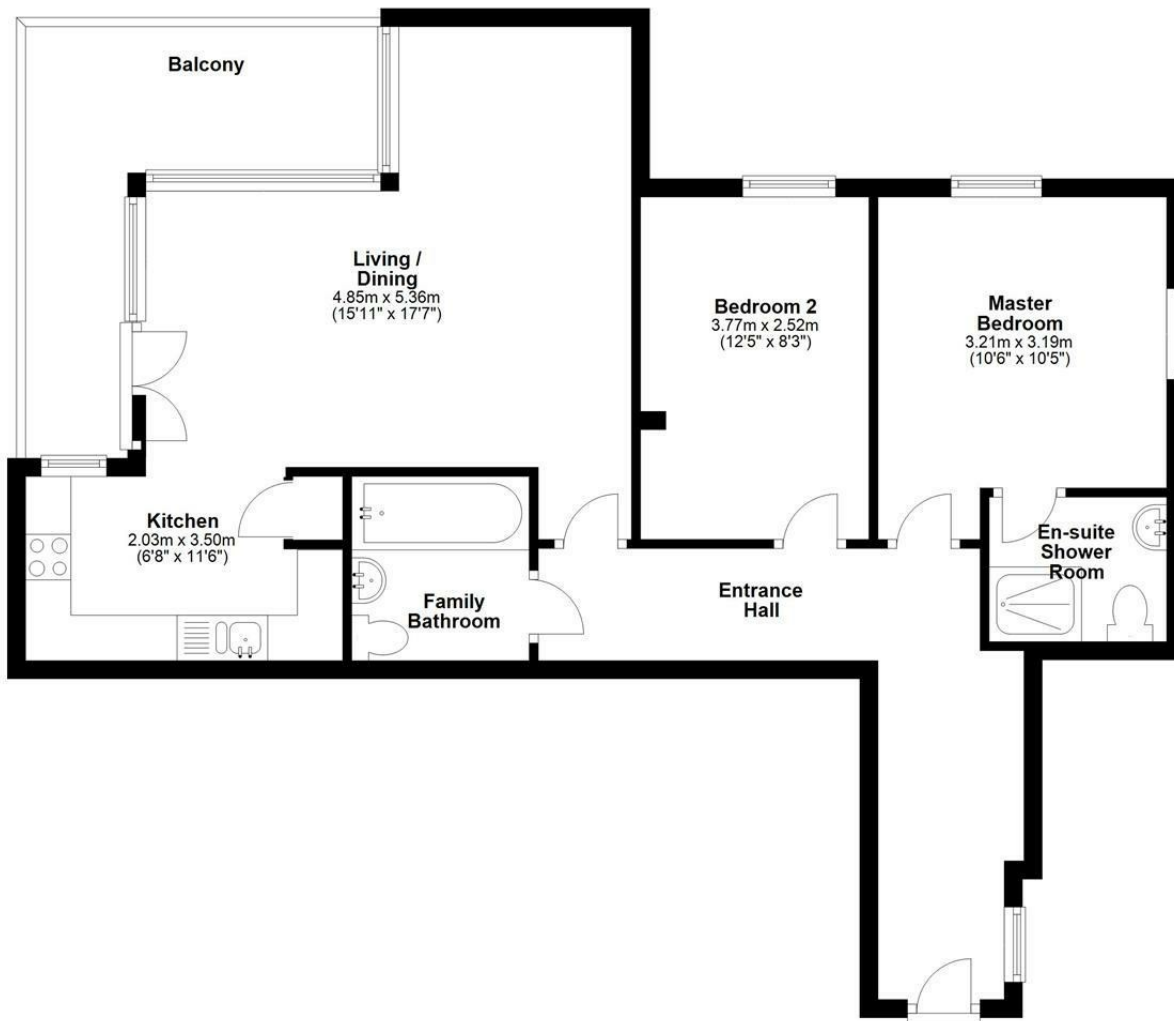


GUIDE PRICE £460,000



Fourth Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

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