



7 RAILWAY COURT MONMOUTH ROAD,  
PILL, BS20 0FF

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**GOODMAN  
& LILLEY**



A MODERN SECOND-FLOOR APARTMENT LOCATED IN RAILWAY COURT, PILL. THIS DELIGHTFUL HOME BOASTS A CONTEMPORARY OPEN-PLAN DESIGN WITH TWO DOUBLE BEDROOMS, ONE OF WHICH FEATURES AN EN-SUITE BATHROOM FOR ADDED CONVENIENCE.

A modern first-floor apartment located in Railway Court, Pill. This delightful flat boasts a contemporary design with two double bedrooms, one of which features an en-suite bathroom for added convenience.

The property offers a spacious open-plan living, perfect for entertaining guests or simply relaxing after a long day. Imagine enjoying your morning coffee on the balcony, overlooking the picturesque River Avon - a truly serene setting to start your day.

With great transport links into the vibrant city of Bristol, you'll have easy access to all the amenities and attractions that the city has to offer. Whether you're commuting to work or exploring the local area, this location provides the perfect balance of tranquillity and convenience.

Goodman & Lilley anticipate a good degree of interest, call us today on 01275 430440 and talk with one of our friendly property professionals to arrange a viewing.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 6.8 miles, Bristol Airport 10.6 miles (distances approximate)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: All mains services connected.

### Accommodation comprising

#### Entrance Hall

Secure entrance door opening to entrance hall, radiator, storage cupboard, doors to all rooms:

#### Kitchen/Living/Diner

Fitted with a matching range of modern grey fronted base and eye level units with drawers and worktop space over, stainless steel 1 1/2 sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side aspect, radiator, secure uPVC double glazed french doors to the balcony with views of the River Avon.

#### Master Bedroom

uPVC double glazed window to side aspect, radiator and door to the en-suite.

#### En-Suite Shower Room

Fitted with three piece modern white suite comprising; tiled shower enclosure with glass screen, pedestal wash hand basin with mixer tap and low-level WC, extractor fan, tiling to splash prone areas, radiator.

#### Bedroom Two

uPVC double glazed window to side aspect, radiator, built in storage cupboard housing electric boiler serving heating system and domestic hot water, hanging rail and additional shelving.

#### Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with independent shower over, mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiling to splash prone areas, extractor fan, radiator.

#### Balcony

Iron balustrading with deck boards. Accessed via glazed double doors from the living space.

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- First Floor Apartment
  - Views Of The River Avon
  - Great Transport Links Into Bristol
  - Modern Development
  - Two Double Bedrooms
  - Allocated Parking Space
  - Walking Distance To Local Shops
  - Open Plan Living

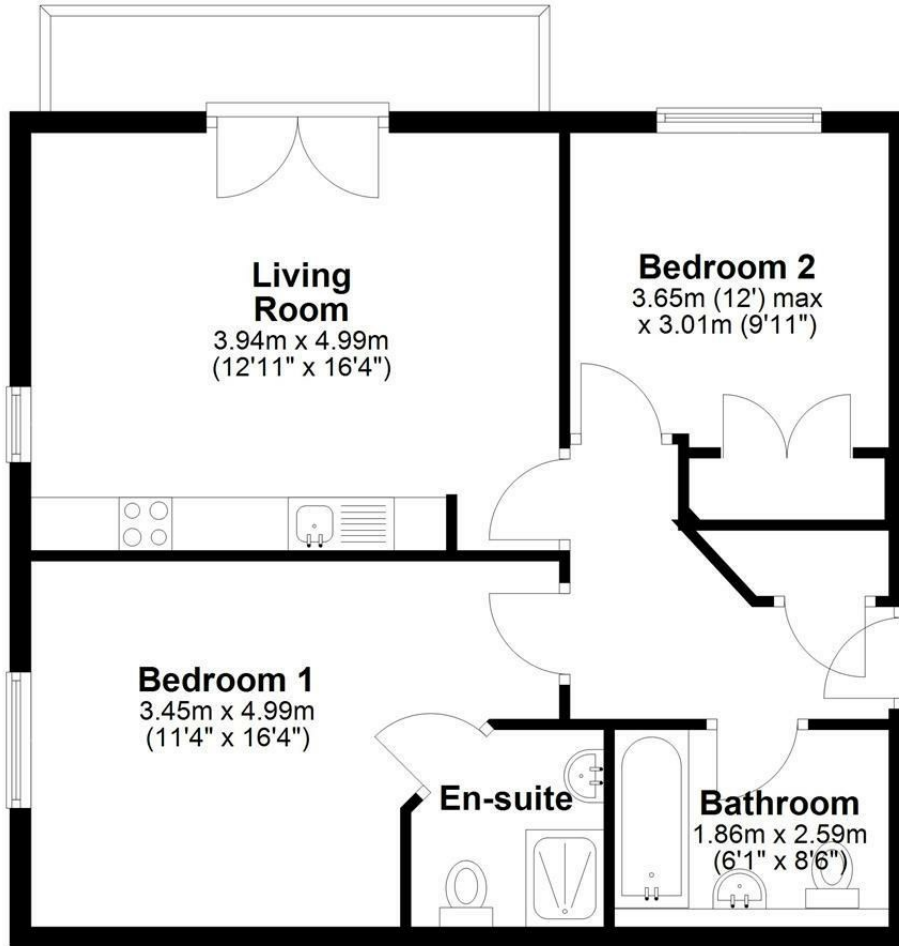


GUIDE PRICE £230,000



## Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

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