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PILL, BS20 0HZ

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**GOODMAN  
& LILLEY**



## A UNIQUE OPPORTUNITY TO ACQUIRE TWO BEDROOM APARTMENT IN NEED OF MODERNISATION BENEFITING FROM AN ENCLOSED REAR GARDEN.

This two double bedroom garden apartment presents a fantastic opportunity for those seeking spacious living accommodation and the enjoyment of a private enclosed garden. While the property requires modernisation throughout, it offers immense potential for someone with a vision to create their dream home. Alternatively, the owner is open to refurbishing the property for buyers looking for a turnkey solution.

Upon entering the apartment, you'll be welcomed by generous living spaces that provide ample room for relaxation and entertainment. The two double bedrooms offer plenty of space for comfortable living, ensuring that residents have a peaceful retreat to unwind after a long day. One of the standout features of this apartment is the private enclosed garden. This outdoor space provides an exclusive outdoor space for the new owners to enjoy. Whether you have a green thumb and wish to create a beautiful garden oasis or prefer a low-maintenance outdoor space, this garden offers endless possibilities.

While the property is in need of modernisation, this presents an exciting opportunity for those who enjoy personalising their living spaces. With a vision and some renovations, this apartment has the potential to become a stunning and unique home tailored to your preferences. From updating the kitchen and bathroom to choosing the perfect flooring and finishes, you have the chance to transform this property into a true reflection of your style and taste.

Alternatively, for buyers looking for a more streamlined process, the owner is open to refurbishing the property to create a turnkey

solution. This means that the property can be renovated to a good standard, with all the necessary modern amenities and finishes, ready for you to move in and start enjoying your new home immediately.

Goodman & Lilley anticipate a good degree of privacy due to this unique nature this property offers. Call, Click and talk with one of our professionals to arrange an internal inspection.

### Location

Positioned in the heart of the popular village of Pill and within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately eight miles away and the trendy Clifton shops and bars even closer.

### Useful Information

Tenure:- Leasehold

Ground Rent - £10 PA, Maintenance Charge - Service Charge £657.92 per Annum - 83 yrs Remaining On The Lease

Council Tax Band - B

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- Ground Floor Garden Apartment
  - In Need Of Modernisation
  - Popular Village Location
  - 837.4 Sq. Ft Of Living Accommodation
  - Two Double Bedrooms
  - Enclosed Rear Garden
  - Chain Free
  - Viewing Highly Advised



GUIDE PRICE £210,000



# DISCREET MARKETING

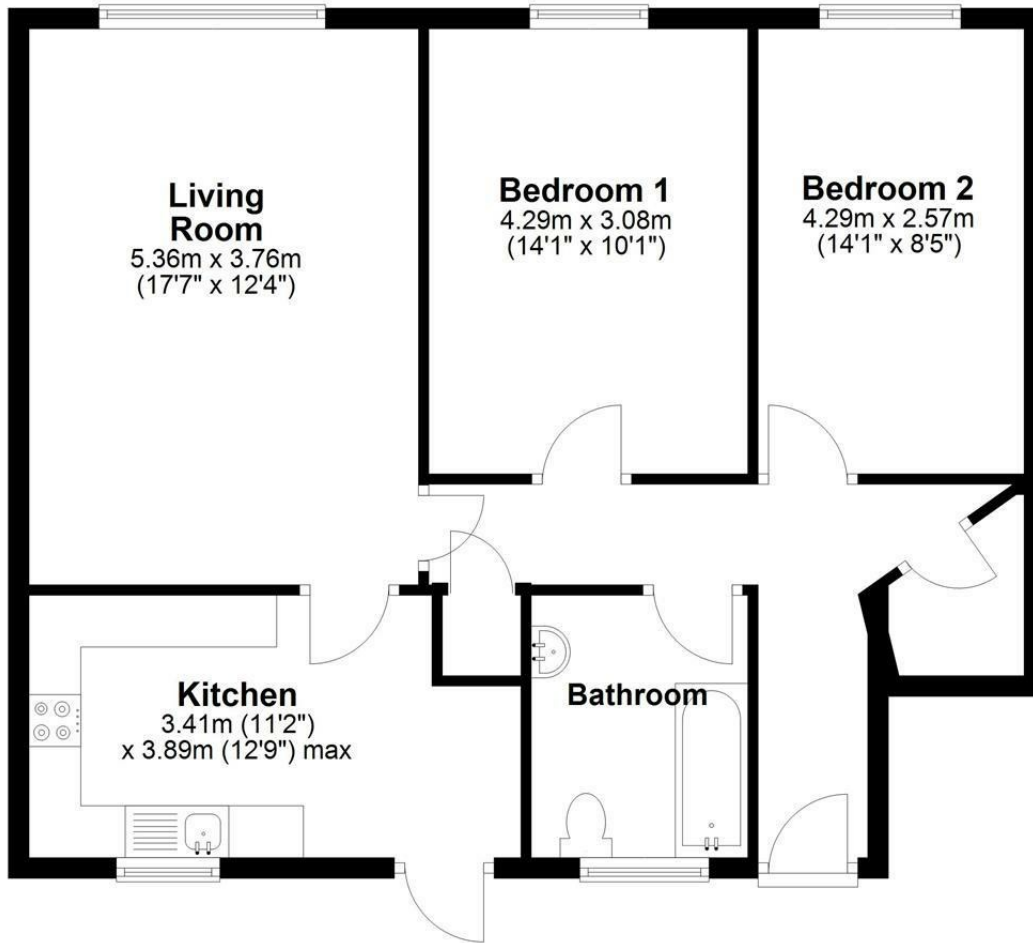
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## Ground Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.6 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
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**SHIREHAMPTON** - 0117 2130333  
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rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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