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PORTISHEAD, BS20 7FN

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GOODMAN  
& LILLEY



THIS TWO-BEDROOM QUAYSIDE GROUND FLOOR APARTMENT OFFERS A REMARKABLE LIVING EXPERIENCE WITH ITS WESTERLY VIEWS ACROSS THE MARINA. SITUATED IN AN IDEAL LOCATION, RESIDENTS CAN ENJOY EASY ACCESS TO A VARIETY OF AMENITIES INCLUDING BARS, RESTAURANTS, AND SUPERMARKETS.

As you enter the property, you'll be welcomed by a spacious entrance hall, from which all the accommodation can be accessed. The two bedrooms are both doubles, providing ample space for relaxation and rest. The master bedroom is particularly impressive, as it boasts an en-suite bathroom, offering convenience and privacy. The second bedroom is served by a three-piece bathroom, ensuring that all residents have access to comfortable facilities.

One of the highlights of this apartment is the living room, strategically positioned on the front elevation to take full advantage of the breath-taking views of the marina. The uninterrupted vistas can be enjoyed from the comfort of the living room, creating a sense of serenity and tranquillity. French doors open onto a sun terrace, providing a generous outdoor space to unwind and soak up the scenic surroundings. The kitchen seamlessly flows into the living room, creating an open-plan layout that promotes a sociable atmosphere. Fully equipped with appliances, the kitchen offers both functionality and style, making it a perfect space for culinary enthusiasts.

An allocated parking space is located to the the rear of the property and only a short distance from the entrance.

Useful Information

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 in recent years 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.

Goodman & Lilley anticipate a good degree of interest due to the rarity of a ground floor apartment coupled with the wonderful views of the marina. Call, click or come in and talk with one of our property professionals to arrange an internal inspection.

Tenure: Leasehold with management charges of £1835 and ground rent of £300 per annum.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

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- Ground Floor Quayside Apartment
  - En-Suite Shower Room
  - Allocated Parking Space
  - Well-Presented Throughout
- Two Double Bedrooms
  - Westerly Facing Sun Terrace
  - Vibrant & Convenient Location
  - No Onward Chain

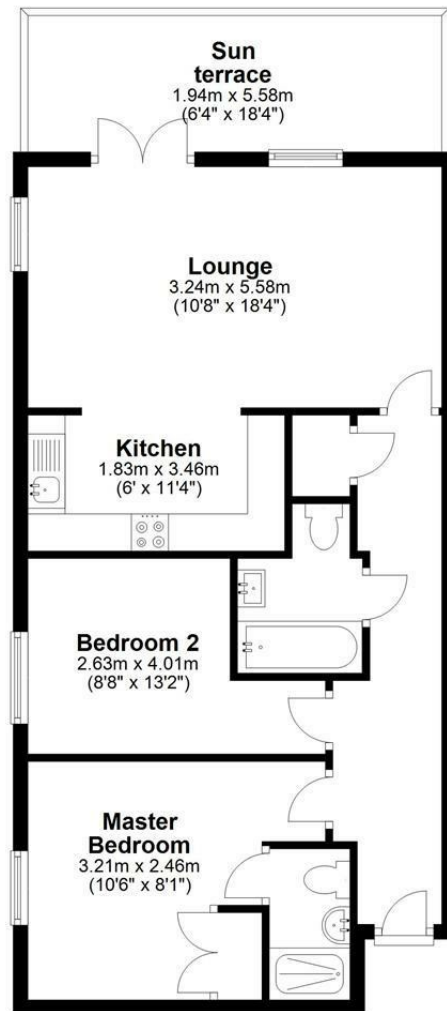


GUIDE PRICE £295,000



## Ground Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

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