



79 MERCHANT SQUARE,
PORTISHEAD, BS20 7PE

GOODMAN
& LILLEY



A STUNNING SECOND-FLOOR QUAYSIDE APARTMENT, PERFECTLY POSITIONED TO OFFER BREATH-TAKING VIEWS OF THE MARINA AND ITS ARRAY OF BOATS. THIS BEAUTIFUL RESIDENCE IS DESIGNED FOR THOSE WHO APPRECIATE THE FINER THINGS IN LIFE, COMBINING ELEGANCE, COMFORT, AND A PRIME LOCATION.

As you step through the front door, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. Upon entering, you will immediately notice the generous storage cupboard, providing ample space for belongings and ensuring that the living areas remain uncluttered. The entrance hall is designed with a thoughtful layout, allowing for a seamless flow throughout the apartment. It serves as a central hub, providing easy access to all accommodation areas while maintaining a sense of privacy. The heart of this apartment is undoubtedly the open-plan living room and kitchen, a space that is perfect for both relaxation and entertaining. Bathed in natural light, this area boasts large windows that frame picturesque views of the marina, allowing you to enjoy the vibrant scene of boats gliding across the water. The living room offers a comfortable area for lounging, with ample space for furniture arrangements that suit your personal style.

Adjacent to the living room is the well-appointed kitchen, which combines functionality with modern aesthetics. This generous kitchen features plenty of workspace, making it a delight for any home chef. Fitted with quality appliances, it ensures that meal preparation is both efficient and enjoyable. Whether you are hosting dinner parties or enjoying a quiet meal at home, this kitchen offers the perfect setting. One of the standout features of this apartment is the direct access to the balcony from both the living room and the bedrooms. Step outside to the private balcony and immerse yourself in the soothing ambiance of the marina. This outdoor space is ideal for alfresco dining, morning coffees, or simply unwinding with a good book while taking in the beautiful surroundings. The balcony truly enhances the living experience, offering a serene escape with stunning nautical vistas.

The apartment comprises two spacious double bedrooms, each thoughtfully designed to maximize comfort and tranquillity. Both bedrooms feature large windows that not only invite natural light but also provide direct access to the balcony, allowing you to wake up to the soothing sounds of the marina. The master bedroom is a true retreat, offering an exceptionally generous space that can easily accommodate a king-size bed and additional furnishings. This room comes complete with an en-suite shower room, providing the ultimate convenience and privacy. The second bedroom is equally impressive, also benefiting from ample space and natural light. This room is perfect for guests, family, or can be transformed into a home office or study, depending on your needs. A well-appointed family bathroom serves this bedroom, ensuring that both rooms have easy access to essential amenities.

Parking in the marina is a premium and this apartment has the advantage of not only having its own parking place but has one of only a handful of lock up garages with space for a lot more secure storage as well as keeping your car secure and out of the

cold winter elements and summer sun! This is only meters from the front door to building making shopping much simpler to bring it into the building and lift'

This apartment is not just about aesthetics; it is equipped with modern conveniences that enhance your living experience. From energy-efficient heating to high-speed internet access, every detail has been considered to ensure comfort and practicality. The building itself is well-maintained, with secure entry and communal areas that add to the overall appeal of the property.

Location

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.

Useful Information

Goodman & Lilley anticipate a good degree of interest due to its location, condition and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Leasehold with management charges of £3497.41 a year and ground rent of £300 a year (These charges need to be checked with your legal representative and can only be used as a guide).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water, Mains Drainage

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

- Quayside Marina Apartment
- Approximately 1112 SQ.FT
- Generous Glazed Seating Balcony
- Carport
- Two Double Bedrooms
- Glorious Westerly Facing Marina Views
- Second Floor (Lift Access)
- Vibrant & Convenient Location

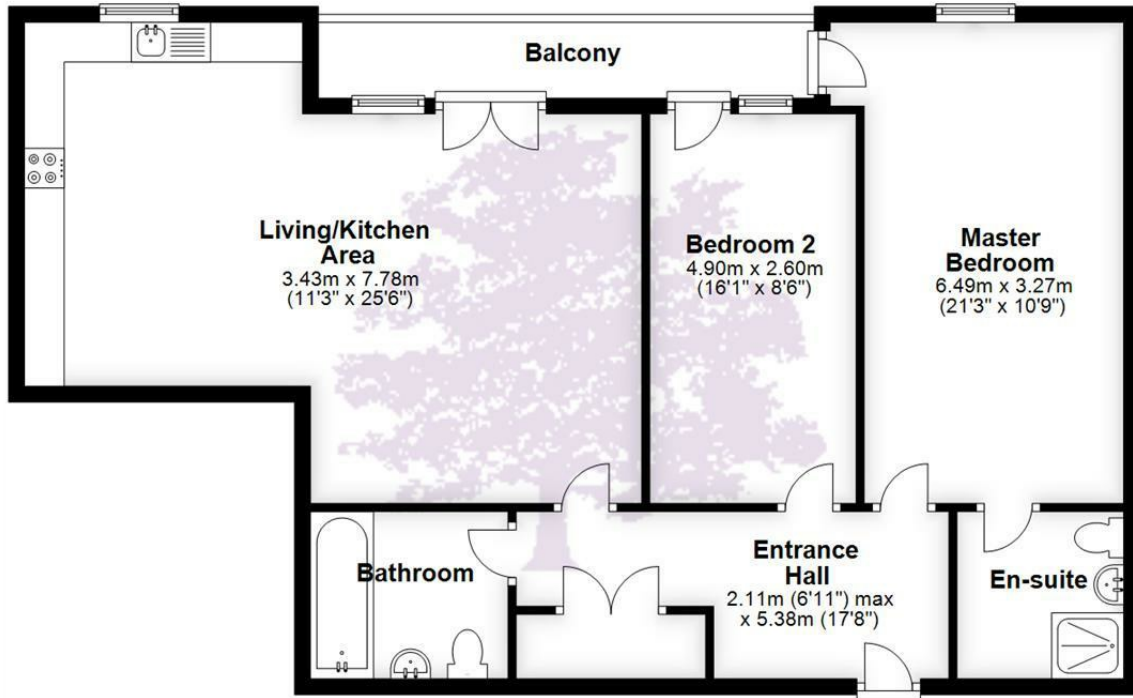


GUIDE PRICE £500,000



First Floor

Approx. 103.3 sq. metres (1112.2 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

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