



THE MOORINGS, APARTMENT
180 NEWFOUNDLAND WAY,

GOODMAN
& LILLEY



NESTLED IN A PRIME LOCATION THAT EMBODIES THE ESSENCE OF MARINA LIVING, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT IS A TRUE GEM.

Situated just a stone's throw away from the vibrant marina, this property offers not only a comfortable living space but also a lifestyle enriched by the charm of its surroundings. The marina is known for its picturesque views, bustling atmosphere, and a variety of recreational activities, making it a perfect place for those who appreciate the beauty of waterfront living.

As you approach the apartment, you will immediately notice the exterior is being prepared for remedial works to comply the latest buildings safety act. Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the home. This welcoming space serves as a central hub, providing access to all areas of the accommodation. The design of the entrance hall is both practical and inviting, creating a warm first impression that makes you feel at home right away.

The layout of this apartment is thoughtfully designed, ensuring that every square foot is utilised efficiently while maintaining a sense of spaciousness. The two bedrooms are both well-proportioned doubles, catering to a variety of living arrangements. Each room is filled with natural light, enhancing the feeling of openness and airiness. The master bedroom offers ample space for furnishings and personal touches. One of its standout features is the en-suite shower room, which adds a layer of privacy and convenience.

The second bedroom is equally impressive, providing a comfortable space that can easily accommodate guests, family members, or even be transformed into a home office. This room is served by a stylish family bathroom, which showcases a modern design ensuring that comfort and functionality are prioritised.

At the heart of the home lies the spacious open-plan living room, dining area, and kitchen, creating an ideal setting for relaxation and entertainment. This area is designed to bring people together, whether you are hosting friends for a dinner party or enjoying a quiet evening in. The living space is generously sized, allowing for various furniture arrangements and decorating styles, making it easy to personalise to your taste. The seamless flow between the living room and the kitchen enhances the overall functionality of the space, ensuring that the cook can remain engaged with guests while preparing meals. The well-equipped kitchen is a dream for anyone who enjoys cooking, featuring modern appliances, ample counter space, and plenty of storage options. The design is both stylish and practical, allowing for easy meal preparation and serving.

Adjacent to the kitchen is the dining area, which is ideally situated to facilitate conversation and connection. This space can comfortably accommodate a dining table, making it perfect for family meals or entertaining friends. The open-plan design encourages a sense of togetherness. A balcony is accessed from the living room and provides a suitable place to sit back and enjoy the late summer sun.

In addition to the impressive interior features, the apartment's location offers unparalleled access to the marina and its surrounding amenities. Imagine starting your day with a leisurely stroll along the waterfront, enjoying the fresh breeze and stunning views. The marina is home to a variety of shops, cafes, and restaurants, providing endless options for dining and entertainment. Whether you want to grab a quick coffee before work or enjoy a sunset dinner by the water, everything you need is just moments away.

For those who enjoy outdoor activities, the marina area offers a wealth of opportunities. From sailing to cycling and walking trails, there are plenty of ways to embrace an active lifestyle. The vibrant community atmosphere is perfect for connecting with neighbours, participating in local events, and enjoying the lively marina culture.

The apartment is also conveniently located near public transport links, making it easy to explore the surrounding areas. Whether you want to venture into the city for work or enjoy a day out at nearby attractions, your options are limitless.

Tenure: Leasehold With Management Charges - 125YR Term/111 Remaining, Ground Rent £250 PA, Service Charge £3044 PA

Accommodation comprising

Entrance hall

Secure hardwood entrance door, phone intercom entry system, radiator, utility cupboard with space and plumbing for washing machine and tumble dryer. Doors to all accommodation.

Open plan living space

A wonderful bright and airy room with uPVC double glazed windows and doors to the side and rear flooding the room with natural light and providing a warm and cosy environment with direct access outside via the uPVC double glazed full height sliding doors, ample room to position a couple of sofas and a good-sized dining room table and chairs, TV point.

The kitchen is fitted with a modern range of matching base and eye level units, built in fridge/freezer, built in dishwasher, fan assisted gas hob with extractor over, stainless steel one and a half bowl stainless steel sink with drainer and chrome mixer tap, wall mounted combination boiler.

Bedroom One

A spacious master bedroom with a uPVC full height window to the side, TV & telephone points, built-in wardrobe space and door to the en-suite.

En-suite

Fitted with a three piece modern white suite comprising; low level WC, wall mounted wash hand basin and a walk in shower cubicle with tiled surround.

Bedroom Two

Full height uPVC double glazed window to the side, radiator.

Bathroom

Fitted with a modern white three piece suite comprising: low level WC, wall mounted wash hand basin, deep paneled bath with a tiled surround.

Balcony

Externally you benefit from a westerly facing balcony big enough to fit a good sized table and a couple of chairs to watch the bustling marina life go by.

Parking

Secure gated allocated parking space for one vehicle with access to the rear of the apartment block and lift.

- Marina Second Floor Apartment
- En-Suite Shower Room
- Highly Convenient Location
- Open-Plan Living/Dining/Kitchen

- Two Double Bedrooms
- Seated Balcony
- Secure Allocated Parking Space
- Well-Presented Throughout

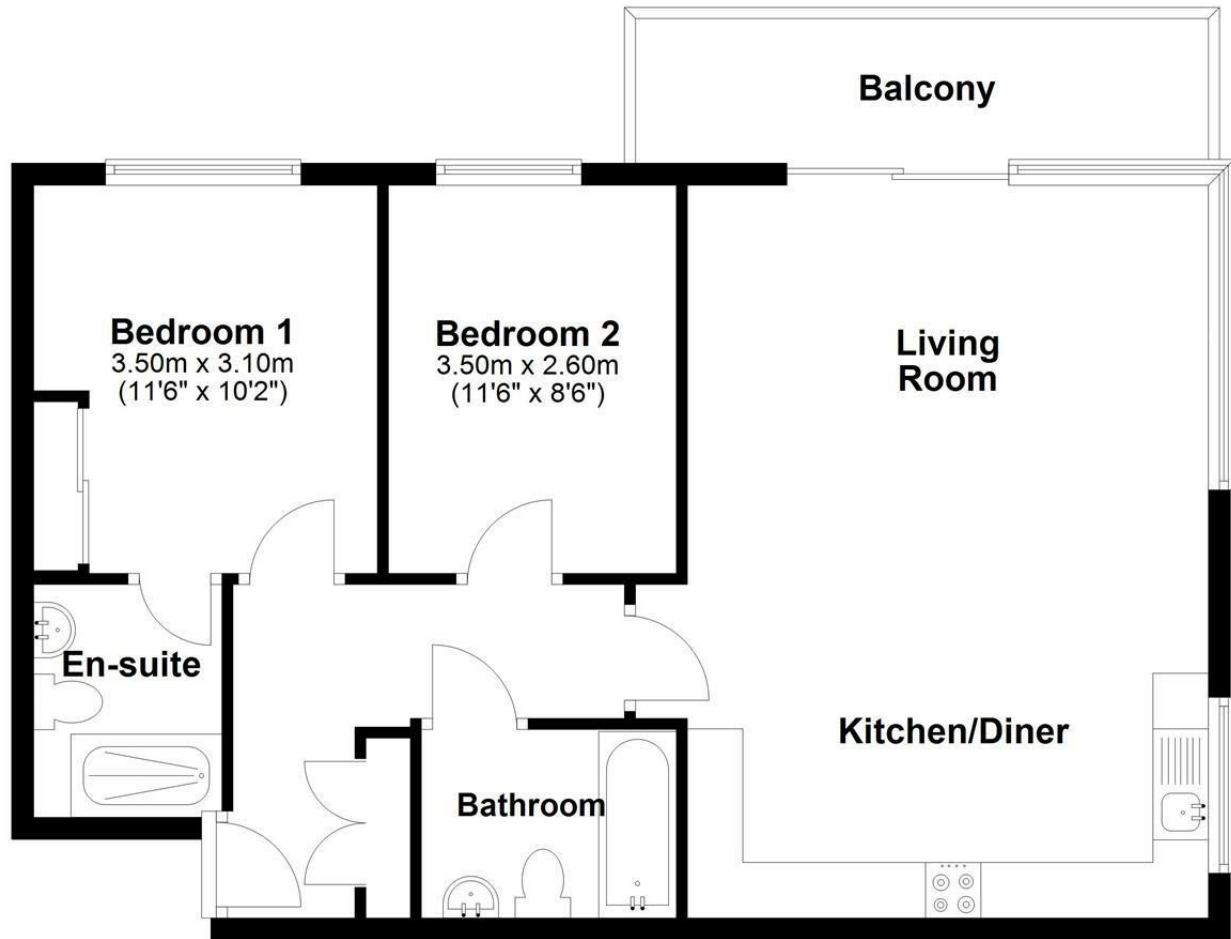


GUIDE PRICE £299,950



Ground Floor

Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.3 sq. feet)

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