



65 ARGENTIA PLACE,  
PORTISHEAD, BS20 7QS

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GOODMAN  
& LILLEY



## A WELL PRESENTED ONE BEDROOM APARTMENT POSITION WITHIN THE HIGHLY DESIRABLE NINETY4 @ THE ESTUARY BUILT BY MESSRS CREST NICHOLSON.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transform 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.

Positioned on the upper floor, the modern accommodation in brief comprises; entrance hall, modern open plan living space leading out to the south facing terrace taken full advantage of the sun, one double bedroom and a bathroom. Externally, the property benefits from a south facing balcony and secure allocated parking space.

Goodman & Lilley anticipate a great deal of interest due to its price and location so don't delay, contact one of our property professionals on 01275 430440/sales@goodmanlilley.co.uk to arrange a viewing.

Tenure: Leasehold with management charges.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water, Gas, Mains Drainage

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

### Accommodation Comprising:-

#### Entrance Hall

Secure front door opening to the entrance hall, cupboard housing wall mounted gas fired combination boiler serving the heating system and

domestic hot water, radiator, phone entry system, doors opening to all of the accommodation.

#### Lounge/Diner

Enjoying a southerly orientation with uPVC double glazed patio doors opening to the balcony which affords elevated views over the Portishead, Gordano Valley and Marina glimpses. Double panel radiators, TV point & telephone point, open plan to:-

#### Balcony

A south facing balcony which provides the ideal space to sit back and enjoy the sunny orientation.

#### Open-Plan Kitchen

Fitted with a matching range of modern white fronted base and eye level units with underlighting, drawers and worktop space over, stainless steel sink unit with mixer tap, extractor fan, integrated fridge/freezer, dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over.

#### Master Bedroom

uPVC double glazed window to rear aspect affording elevated vistas, fitted double wardrobe with full height mirrored sliding doors, radiator, TV point & telephone point.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over and glazed shower screen, wash hand basin, tiling to splash prone areas, heated towel rail, extractor fan, shaver point.

#### Allocated Parking

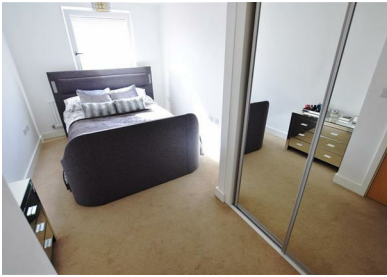
An allocated parking space providing secure parking for one vehicle.

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- One Bedroom Apartment
  - South Facing Balcony
  - Secure Allocated Parking
  - 5th Floor with Lift Access
  - Open Plan Kitchen/Living Room
  - Well Presented Throughout

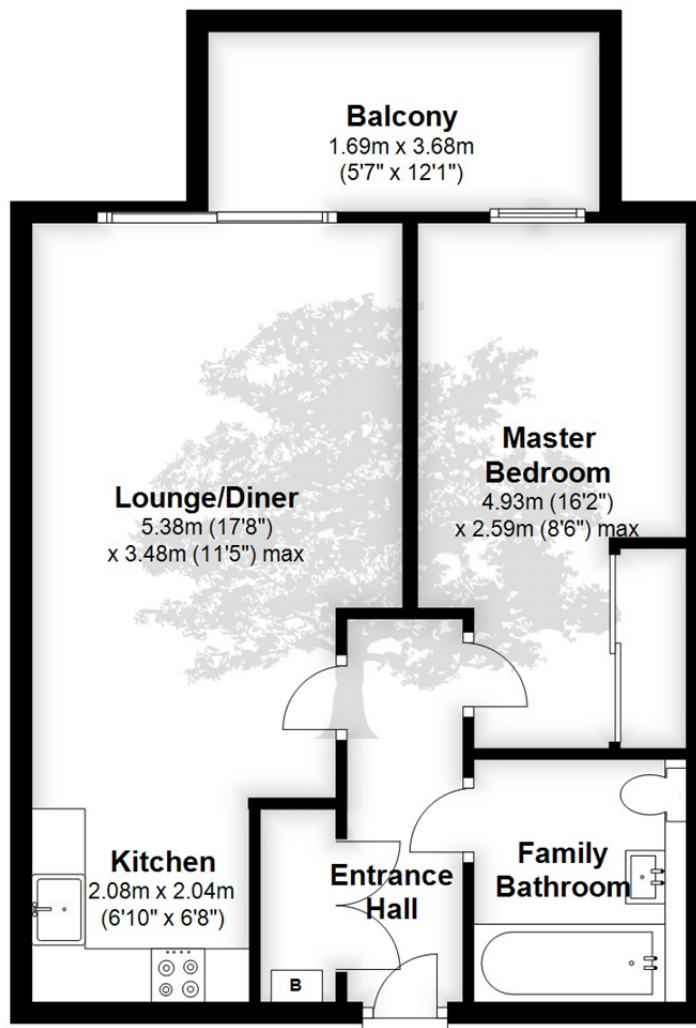


GUIDE PRICE £210,000





## Fifth Floor



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