



1026 WATERS EDGE,
PORTISHEAD, BS20 7AS

**GOODMAN
& LILLEY**



A SPACIOUS SECOND FLOOR APARTMENT JUST MOMENTS FROM THE BUZZING MARINA FRONT. PRESENTED IN IMMACULATE CONDITION WITH A NEW KITCHEN AND BATHROOM, THE PROPERTY OFFERS OPEN PLAN LIVING AND TWO LARGE DOUBLE BEDROOMS.

This wonderful apartment offers spacious living accommodation totalling 731.9 sq. ft and in brief, comprises; entrance hall, (17'1 x 13'5) lounge/diner with open-plan kitchen, two double bedrooms, family bathroom and an allocated parking space for one vehicle.

The Marina couldn't be a more convenient place 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.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with management charges which are approximately £1,233 and ground rent of £150 both per annum. These charges are only a guide and should be checked by your legal representative.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Water, 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, Intercom system allows remote door entry, wood effect flooring, doors opening to both of the

bedrooms, family bathroom, and the open-plan living space and an airing cupboard.

Open-Plan Living Space

Flooded with natural light the open-plan living space has dual aspect windows and offers a fantastic sociable space. The L-shaped room provides diverse accommodation with ample space for both living and dining whilst being open-plan to the recently re-fitted kitchen.

Kitchen

Recently re-fitted to an excellent standard with a range of white high-gloss wall, base and drawer units, wood effect worksurfaces over, inset stainless steel sink and drainer unit, built-in electric fan assisted over, halogen hob, extractor hood over, integrated washing machine, built-in microwave oven, space for a fridge/freezer, radiator, open-plan to the living space.

Bedroom One

A large double bedroom with a double glazed window to the side aspect, radiator, built-in double wardrobe.

Bedroom Two

A large double bedroom with a double glazed window to the side aspect, radiator.

Family Bathroom

Recently re-fitted to a modern standard the bathroom in brief, comprises; low-level WC, P-shaped panel bath with shower over, pedestal wash hand basin, tiled splash backs.

Allocated Parking & Outside Space

1 allocated parking space and the use of the communal piazza overlooking the marina .

- Second Floor Apartment
- Impeccably Presented Throughout
- Prime Marina Position
- Upgraded Kitchen & Bathroom
- Two Double Bedrooms
- Allocated Parking Space
- Open-Plan Living Space
- No Onward Chain



GUIDE PRICE £240,000



First Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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