



86 MIZZEN COURT,  
PORTISHEAD, BS20 7QL

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**GOODMAN  
& LILLEY**







# 86 MIZZEN COURT

PORTISHEAD BS20 7QL

£450,000

An opportunity to acquire a superb two bedroom third floor apartment with stunning views over the Marina.

In brief the property comprises; entrance hall, lounge with dining area, kitchen and two double bedrooms with the master benefiting from having en-suite facilities. The crowning feature of this fine apartment has to be the generous L-shaped wrap around balcony that enjoys the sun at various times of the day, other features include a lift and an allocated undercroft parking space. Furthermore this property is offered with no onward chain.

## Accommodation comprises;

### Communal entrance

A well kept communal entrance has a staircase and lift rising to all floors.

### Entrance hall

A spacious L shaped entrance hall has built in storage, ideal for coats and shoes. A window to the rear aspect fills the entrance with natural light whilst doors provide access to all rooms.

### Living Room

Flooded with natural light! the open plan lounge/diner has two walls of floor to ceiling windows overlooking the balcony with views of the marina. A diverse space, the Living room has ample space for a large dining area with a window overlooking the marina. An opening provides access to the kitchen whilst retaining a feeling of separation.

### Kitchen

Set just off of the living room the separate kitchen has been upgraded from the original build and has a window overlooking the marina. Fitted with a range of matching wall and base units with laminate surface over. Built in oven with electric hob and extractor hood over, inset sink and space for a fridge freezer and dishwasher. Airing cupboard housing the boiler.

### Bedroom One

A large double bedroom with a window to the side aspect overlooking the marina, built in mirror fronted wardrobes and a door to the en-suite.

### En-suite

A modern en-suite fitted with three piece suite comprising; low level WC, feature glass sink and double shower.

### Bedroom Two

A large double bedroom with built in wardrobe and window to the side aspect overlooking the marina.

### Bathroom

A modernised main bathroom with three piece suite comprising; a large corner bath with a shower over and glass screen, low level WC and pedestal sink. A low level cabinet houses the washing machine.

### Outdoor space

The apartment boasts a large wrap around balcony with far reaching views of the marina. The fully glazed balustrading makes the very best of the Marina views on offer with the balcony offering ample space a table and chairs and an outside lounge area. The property further boasts an allocated undercroft parking space.

### Additional info

The property is subject to a leasehold. Lease length 125 years from 2012 service charge and ground rent £2194 per annum.

Mizzen court has had an EWS1 sign off. Remedial works to be FULLY FUNDED at no expense to the leaseholders.



- Stunning front line Marina Views
- Corner balcony
- No onward chain
- Upgraded finish throughout
- Master with en-suite
- Car port parking
- Two double bedrooms
- Separate kitchen





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## Ground Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 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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