



8 BRUNEL COURT HARBOUR ROAD,
PORTISHEAD, BS20 7JH

GOODMAN
& LILLEY



A GROUND FLOOR APARTMENT NN THE HIGHLY SOUGHT AFTER RETIREMENT DEVELOPMENT OF BRUNEL COURT. NOT ONLY DOES BRUNEL COURT OFFER FANTASTIC COMMUNAL FACILITIES SUCH AS A RESIDENTS LOUNGE, MANICURED GARDENS AND A GUEST SUITE, IT IS ALSO WALKING DISTANCE TO WAITROSE, THE LIBRARY AND THE MARINA . THE APARTMENT ITSELF IS PRESENTED IN EXCELLENT CONDITION THROUGHOUT AND BOASTS DIRECT ACCESS TO THE COMMUNAL GARDENS.

A charming property located in the sought-after retirement development. This delightful apartment offers a cosy reception room with garden access, perfect for relaxing or entertaining guests.

With one bedroom and one bathroom, this property is ideal for those looking to downsize or enjoy a peaceful retirement. The ground floor location provides easy access to the communal lounge and gardens, where you can socialise with neighbours or simply enjoy the outdoors.

One of the highlights of this property is the convenient garden access, allowing you to create your own little oasis right outside your door. Additionally, having a building manager on-site provides peace of mind and ensures any maintenance issues are promptly taken care of.

Situated within walking distance to Waitrose and the library, this property offers both convenience and a sense of community. Don't miss the opportunity to make this lovely house your new home in the heart of Portishead.

Accommodation comprising

Entrance

Doors to bedroom, shower room, living space and airing cupboard. wall mounted entry system and carelink.

Living room

A large living space with ample sitting and dining areas. Wall mounted feature electric fireplace, glazed window and door opening directly onto a private patio and the communal garden beyond. Glazed doors opening into the separate kitchen.

Kitchen

A range of modern wall and base units with inset sink and drainer, electric four ring hob, eye level oven and microwave, built in dishwasher and low level fridge and freezer. Wall mounted electric fan heater and window overlooking the communal gardens.

Bedroom

A large double bedroom with window to the rear overlooking the communal garden and built in wardrobes.

Shower room

A modern shower room with three piece suite comprising, walk in double shower, low level WC and vanity style sink with storage under. wall mounted towel rack.

Brunel court

Brunel Court was built by McCarthy & Stone (Developments) Ltd and consists of 68 apartments arranged over four floors. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency response system. It is a condition of purchase that all residents are over the age of 60 years or in the case of a couple, one must be over 60 years and the other 55 years. Brunel Court offers regular social activities for their residents, which include morning coffee and afternoon tea giving the opportunity to socialise with neighbours in a comfortable and easily accessible environment.

The residents lounge is fully furnished and provides residents with an area to meet friends or spend time with family. The building also benefits from a twin bedded guest room with en-suite facilities for visiting relatives or friends. Furthermore, nearby amenities include Waitrose, Costa Coffee, Portishead library and Lloyds Chemist. Many more shops can be found along Portishead High Street, which is easy accessible and is within a short walking distance from Brunel Court.

- Over 55's retirement apartment
 - Direct access to the communal gardens
 - Communal lounge
 - Parking on a first come first served basis
 - Walk in shower room
- No onward chain
 - Great condition throughout
 - Onsite manager
 - Walking distance to Marina and Waitrose
 - Communal gardens

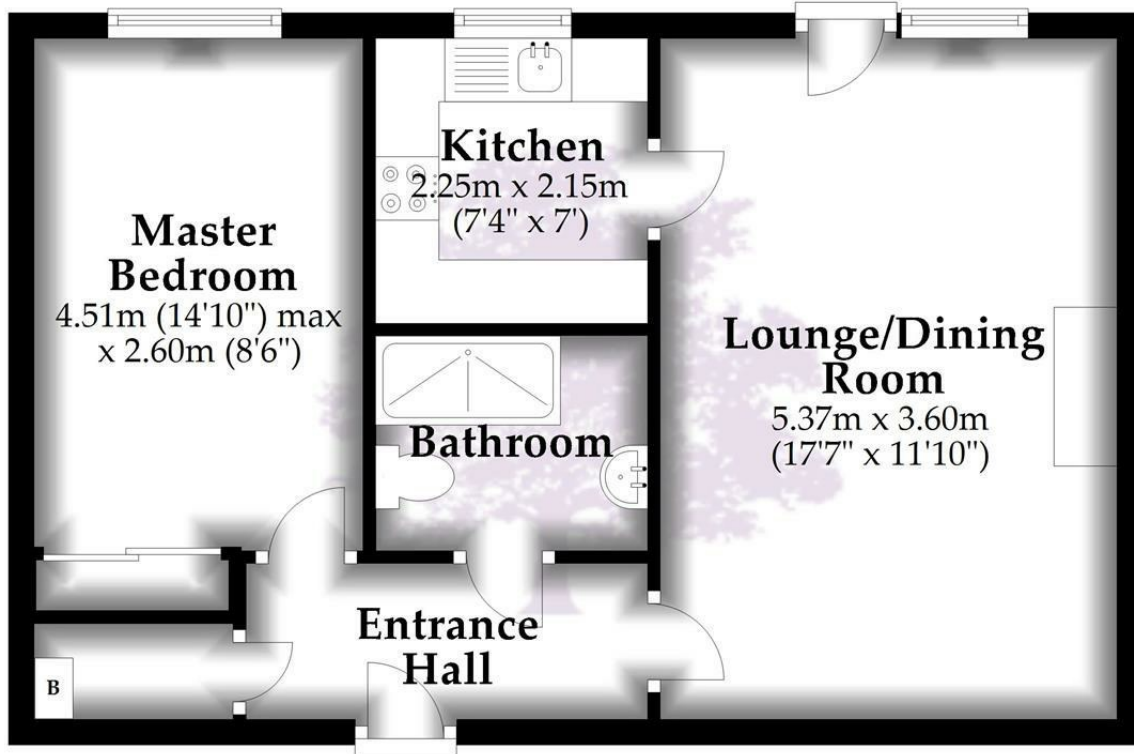


GUIDE PRICE £179,000



Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 45.8 sq. metres (493.5 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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