



12 CENTRE QUAY LOWER BURLINGTON ROAD,  
PORTISHEAD, BS20 7AX

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GOODMAN  
& LILLEY



A MODERN AND SPACIOUS PIAZZA-LEVEL APARTMENT WITH MARINA ACCESS, CLOSE TO BARS, SHOPS, AND RESTAURANTS. FEATURES TWO DOUBLE BEDROOMS, TWO BATHROOMS, A LARGE TERRACE, AND ALLOCATED PARKING.

This spacious piazza-level apartment offers stylish and generous living accommodation in a prime location. The property boasts two well-proportioned double bedrooms, two modern bathrooms, and a bright, open-plan living space. A standout feature is the larger-than-average private terrace, which provides direct access to a communal piazza, creating a seamless indoor-outdoor living experience. Ideally situated to explore the many bars, shops, and restaurants of the marina, this exceptional home also benefits from allocated parking for added convenience

Goodman & Lilley anticipate a good degree of interest due to the popularity of marina lifestyle and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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 service charge

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

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

Accommodation Comprising

Entrance Hall

Entrance hallway with door entry system and doors leading to both double bedrooms, bathroom, airing cupboard, and living room.

Living Room

Measuring over 22ft in length, the open-plan lounge/diner features a window and glazed double doors leading to a private terrace with a pleasant outlook over the piazza and marina beyond. There is ample space for both living and dining areas, with double doors into the kitchen, offering the flexibility of open-plan living or a separate kitchen as desired.

Kitchen

Well-equipped kitchen with a range of matching wall and base units, electric oven and hob, and inset sink. Space for a fridge freezer and washing machine. built in dishwasher. Double doors provide the option for open-plan or separate living.

Bedroom One

A spacious double bedroom with a window to the rear aspect, built-in double wardrobe, and door to the en-suite.

En-suite

A modern en-suite with a three-piece suite comprising a low-level WC, pedestal sink, and a single shower.

Bedroom Two

A fantastic-sized double bedroom with a feature semi-circular window and a range of built-in wardrobes.

Bathroom

A bathroom with a three-piece suite comprising a panel bath with a shower over, low-level WC, and pedestal sink.

Allocated parking

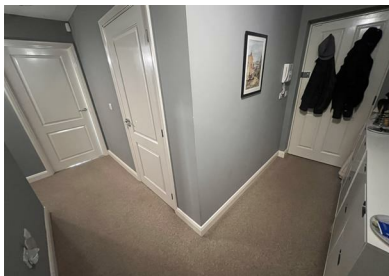
One allocated parking space.

- Modern Marina Apartment
  - Two Bathrooms
  - Allocated parking
  - Set Just Off Of The Marina Front
  - Great Location
- Two Double Bedrooms
  - Large Living Space
  - Pizza level with Private Terrace
  - Separate Kitchen



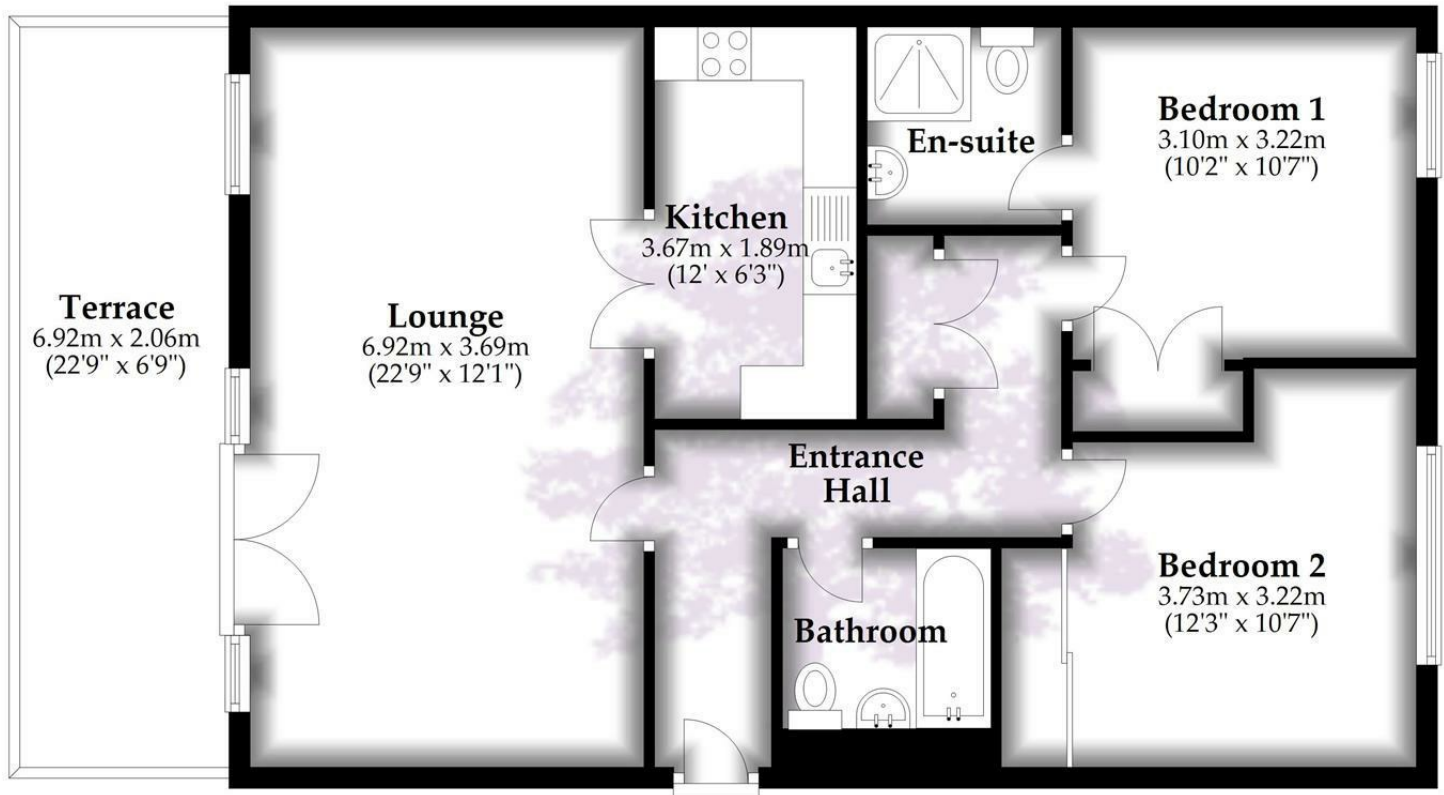
GUIDE PRICE £315,000







## Piazza level



Total area: approx. 75.6 sq. metres (814.0 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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