



172 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7PT

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A WELL PRESENTED GROUND FLOOR TWO BEDROOM APARTMENT SITUATED ON THE EVER POPULAR VILLAGE QUARTER SIDE OF THE DEVELOPMENT.

The light and airy accommodation comprises; entrance hall, lounge/diner with open-plan kitchen, two double bedrooms, with the master bedroom benefiting from an en suite shower, family bathroom. Externally, the property benefits from one allocated parking space.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in the 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 developments location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from the M5 motorway network.

With properties of this nature rarely available, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

Service charge approx £1400 per 6 months and ground rent £250 per annum.

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

Accommodation Comprising:

Entrance Hall

Secure hardwood entrance door, phone intercom entry system, radiator, utility cupboard with space and plumbing for washing machine and tumble dryer. Doors to all accommodation.

Living/Dining/Kitchen Room

A wonderful bright and airy room with uPVC double glazed windows and

doors to the side and rear flooding the room with natural light and providing a warm and cosy environment with direct access outside via the uPVC double glazed full height sliding doors, ample room to position a couple of sofas and a good-sized dining room table and chairs, TV point. The kitchen is fitted with a modern range of matching base and eye level units, built in fridge/freezer, built in dishwasher, fan assisted gas hob with extractor over, stainless steel one and a half bowl stainless steel sink with drainer and chrome mixer tap, wall mounted combination boiler.

Master Bedroom

A spacious master bedroom with a uPVC full height window to the side, TV & telephone points, built-in wardrobe space and door to the en-suite.

En-Suite Shower Room

Fitted with a three piece modern white suite comprising; low level WC, wall mounted wash hand basin and a walk in shower cubicle with tiled surround.

Bedroom Two

Full height uPVC double glazed window to the side, radiator.

Bathroom

Fitted with a modern white three piece suite comprising; low level WC, wall mounted wash hand basin, deep paneled bath with a tiled surround.

Outside

Externally you benefit from a westerly facing balcony big enough to fit a good sized table and a couple of chairs to watch the bustling marina life go by.

Allocated Parking Space

Secure gated allocated parking space for one vehicle with access to the rear of the apartment block and lift.

- Ground Floor Apartment
- Beautifully Presented Throughout
- Close To The Marina
- Allocated Parking

- Two Double Bedrooms
- West Facing Balcony
- Open Plan Living/Kitchen/Dining Room
- Viewing Highly Advised

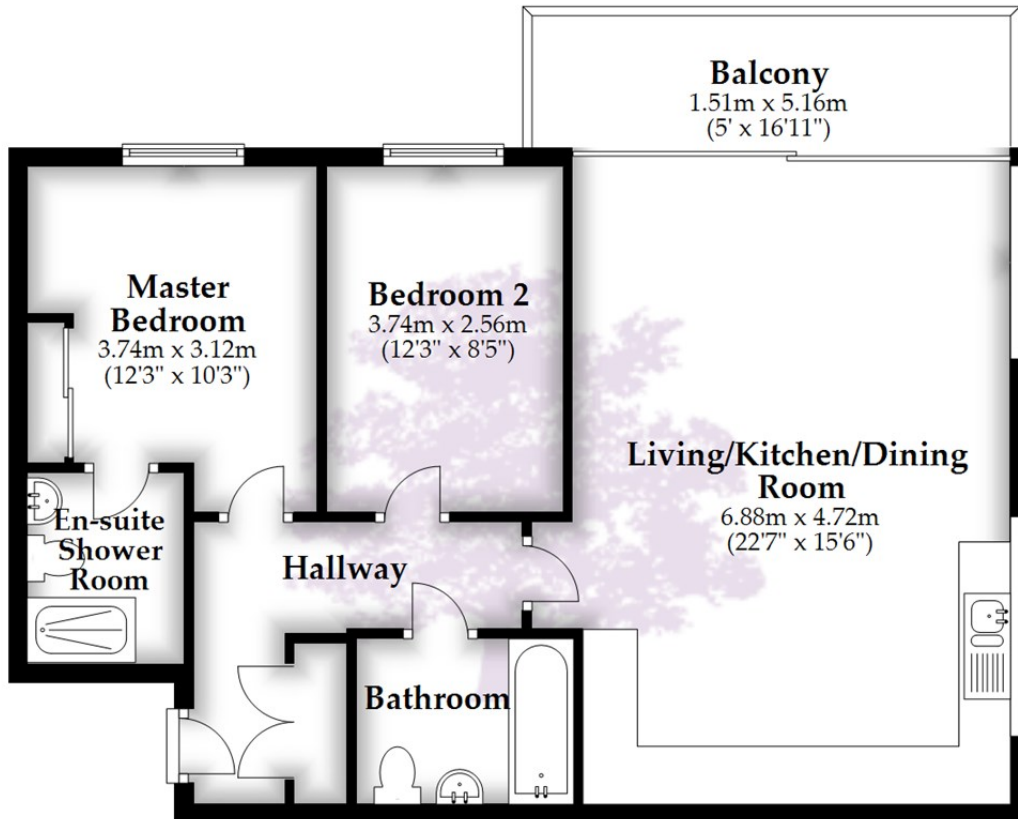


GUIDE PRICE £290,000



Ground Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



Total area: approx. 70.0 sq. metres (753.8 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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