



## FLAT 69 FEDDEN VILLAGE

Portishead, BS20 8EJ

Price £245,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

This development really does have the WOW FACTOR! Fedden Village is a complex offering incredible grounds and far reaching views, alongside the opportunity to explore the use of the gym, sauna, tennis courts, outdoor heated swimming pool to name a few. This one-bedroom first floor apartment is immaculately presented throughout comprising lounge with French doors opening onto balcony, the perfect spot to sit back and relax. There is a kitchen, a stylish shower room and bedroom with ample space for storage. The property has an allocated off street parking space. It is perfect for all ages and allows residents to embrace a lifestyle as well as a home. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

## Situation

Fedden Village was originally constructed as a Nautical School and was converted into a luxurious residential complex in the 1980's. The Village offers residents a whole range of facilities including a heated outdoor pool, gym, sauna, table tennis and snooker room. There are incredible views to enjoy, along with the use of fantastic and idyllic communal gardens and outdoor tennis courts. Located in Portishead, you'll have easy access to local amenities, shops, restaurants, and scenic waterfront walks.

## The local area\*

1.8 miles - Portishead Town Centre

2.0 miles - Portishead Marina

1.7 miles - Lake Grounds

2.6miles - M5 Junction

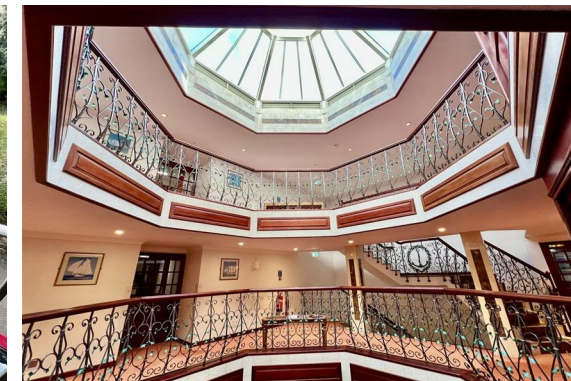
\* Distances are approximate & sourced from Google MapsThe local area\*

## Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

A fantastic grand communal hallway with sweeping stairs leading to upper floors, lift access, seating areas. There are a range of facilities including a gym, sauna, snooker and table tennis room and library located on the lower ground floor and heated swimming pool and tennis courts located outside.

## Entrance Hall

The apartment itself is located on the first floor via stairs or a lift accessing the upper floors. Accessed via an internal entrance door with two steps leading to inner hallway, storage cupboard housing, water tank, electric radiator, wall mounted fuse, box, coving to textured ceiling, doors to lounge, bedroom and shower room.

## Lounge

14'2 × 12'9 (4.32m × 3.89m)

A light and airy room with front aspect uPVC double glazed French doors opening onto balcony with windows either side, radiator, coving to textured ceiling, window into kitchen.

## Balcony

A delightful space with area for table and chairs, wrought iron railings with a pleasant outlook. A lovely space to enjoy a coffee or wine!

## Kitchen

10'1 × 7'10 (3.07m × 2.39m)

Side aspect window overlooking lounge. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, integral four ring electric hob and electric oven under, extractor fan over with stainless steel splashback, space and plumbing for washing machine, space for tall fridge, freezer, built in wine rack, tiled splashback, tiled flooring.

## Bedroom

13'4 × 10'4 (4.06m × 3.15m)

Front aspect uPVC double glazed window, radiator, ample storage space.

## Shower Room

7'11 × 7'3 (2.41m × 2.21m)

A stylish shower room with walk in shower with waterfall shower and hand held attachment, low level WC, vanity wash hand basin, wall mounted large fitted mirror with light, heated towel rail, extractor fan, tiled flooring, storage cupboard.

## Off Street Parking

There is one marked allocated underground parking space.

## Leasehold Information

We have been advised that there is a 999 year lease with a remainder of 986 years. The management fee is payable every 6 months (September and March) of £1672.95 for a 6 monthly period.

We have also been advised there is no ground rent payable.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric and water
- Water metered
- Electric room heating

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)













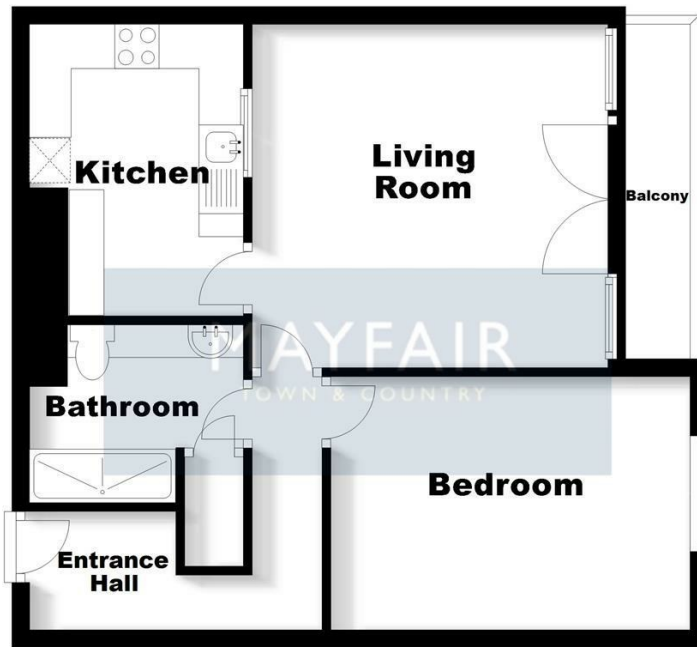




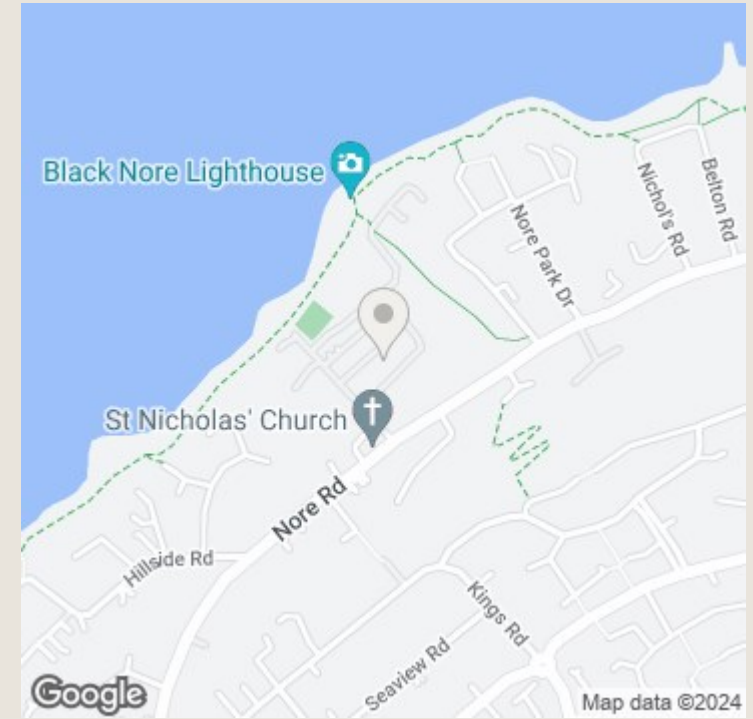
Car Wash Bay  
Only



## Ground Floor



**For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb  
Plan produced using PlanUp.**



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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clevedon@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

