



399 Newfoundland Way, Portishead, BS20 7QH
£350,000

Steven
Smith

Experience waterfront living at its finest in this stunning fifth floor apartment, perfectly positioned within the iconic 68 The Quay building. Every day begins and ends with breathtaking, panoramic views over the vibrant Marina, offering a front row seat to drifting boats and golden waters right from your window and private balcony. The light filled elevated space provides a serene, sophisticated sanctuary away from the hustle and bustle, while keeping the area's popular cafés, restaurants and scenic waterside paths just a short stroll away. Ready for immediate occupation with the added peace of mind of no onward chain, this exceptional home offers a seamless transition into an enviable, relaxed coastal lifestyle.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall with stairs and lift access to the fifth floor which then gives access to the front door of Number 399. Front door opens to:

Hallway

Wood effect floor, telephone entry receiver, access to utility cupboard with plumbing for washing machine and a cupboard housing the Vaillant gas fired combination boiler.

Open Plan Living 19' 11" x 12' 4" (6.07m x 3.76m)

A very impressive room with a window and oversized sliding patio door giving access out to the private balcony providing an outstanding view of the Marina in a southerly direction. The kitchen is fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and concealed extractor hood, integrated appliances to include fridge/freezer and dishwasher, wood effect flooring, space for a dining table which opens to the seating area.

Bedroom 1 12' 11" x 10' 2" (3.93m x 3.10m)

Measurements include a built in wardrobe. Wood effect floor, Juliet balcony looking out to the rear and giving channel glimpses towards the Welsh coastline.

En-Suite

Beautifully fitted with three piece suite of WC with concealed cistern washhand basin and king size shower cubicle with mains shower partially tiled walls, tiled effect floor, chrome ladder radiator, spotlights, extractor fan.

Bedroom 2 11' 9" x 10' 7" (3.58m x 3.22m)

A second double bedroom with wood effect floor and window providing the same pleasant outlook as bedroom 1.

Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin, bath with hand held shower attachment, partially tiled walls, tiled effect floor, chrome ladder radiator, spotlights, extractor fan.

OUTSIDE

From Newfoundland Way an automatic gate gives access to the communal car parking area where Number 399 has one allocated parking space. From this point there is then access to a communal front door leading to the apartments.

Lease Details:

Term: Originally 125 years from and including 1 January 2012

Management Company: Sixty8 at the Marina RTM Company Ltd

Management Charge: £181 pcm approx

Ground Rent: N/A

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





Floor Plan to be inserted here



Apartment



Leasehold



2



Balcony



2



D



1

EPC



Gas Central Heating



Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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