



3 HARBOUR CRESCENT,  
PORTISHEAD, BS20 7SX

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GOODMAN  
& LILLEY



IDEALLY SUITED TO FIRST-TIME BUYERS, INVESTORS, OR THOSE SEEKING A CONVENIENTLY LOCATED HOME, THIS ATTRACTIVE APARTMENT COMBINES MODERN LIVING WITH A PRACTICAL LAYOUT.

Set close to the heart of Portishead, this well-presented first-floor apartment offers thoughtfully arranged accommodation, including a bedroom, bathroom, a spacious living/dining room with kitchen area, and an entrance hall with a useful storage cupboard.

The apartment is finished with cream carpeting throughout the entrance hall, bedroom, and living/dining area, complemented by tiled flooring in both the kitchen and bathroom. The bathroom is generously sized and stylishly appointed with grey wall and floor tiles, featuring a bath with shower over, wash basin, and WC.

Further along the hallway, the bedroom is a well-proportioned double, offering ample space for a bed alongside a range of freestanding furniture. Completing the accommodation is a spacious open-plan living/dining room, with the kitchen positioned to the rear. The kitchen is fitted with a range of wall and base units, providing plenty of storage and worktop space, and includes an integrated single oven, electric hob, washing machine, and a stainless steel sink with drainer, with additional space for a freestanding fridge.

Outdoor Space

The property features a private balcony, accessed directly from the open-plan living/dining/kitchen area.

Parking

In addition, the apartment includes an allocated parking space and also benefits from a number of visitor parking bays.

Agent Notes

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold

Council Tax Band: B

Services: All mains services connected.

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

- First Floor Apartment
- Open Plan Living
- Allocated Parking Space
- One Double Bedroom
- Private Balcony
- Still Within Warranty

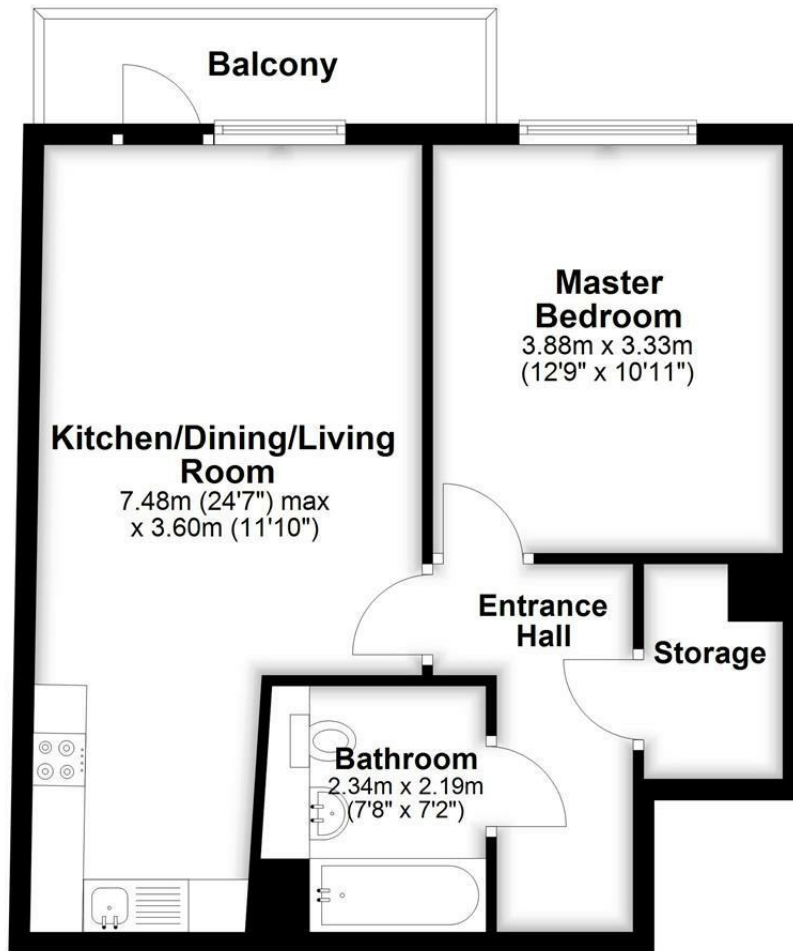


GUIDE PRICE £235,000



## Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)  
(excluding Balcony)



Total area: approx. 51.1 sq. metres (549.7 sq. feet)

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