FLAT 45 FEDDEN VILLAGE, NORE ROAD

Portishead, BS20 8DN

Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

PARKING AND COMMUNAL FACILITY'S*

Situated within the prestigious gated development of Fedden Village, this beautifully presented first floor one-bedroom apartment offers the perfect blend of elegant living, outstanding leisure facilities, and spectacular surroundings.

Set amongst beautifully maintained landscaped grounds with far-reaching views, residents enjoy exclusive access to an array of premium amenities, including a fully equipped gym, sauna, tennis courts, and an outdoor heated swimming pool, creating a lifestyle that is second to none.

The apartment itself is immaculately presented and flooded with natural light. The spacious living room features French doors opening onto a charming Juliet balcony, providing the perfect space to relax and enjoy the peaceful setting. A well-appointed kitchen complements the living space, while the stylish contemporary shower room has been finished to a high standard. The generous double bedroom offers excellent storage and a calm, comfortable retreat.

Further benefits include an allocated off-street parking space and a superb position within this highly sought-after development, allowing the apartment to enjoy an abundance of natural light and views across the attractive communal gardens.

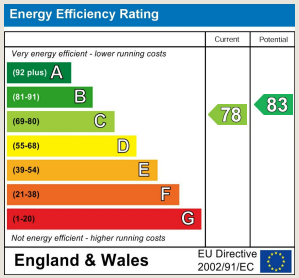
Whether you're looking for a permanent residence, a lock-up-and-leave home, or an investment opportunity, this outstanding apartment offers a rare chance to enjoy the unique lifestyle that Fedden Village is renowned for.

Situation

0.3 miles - Black Nore Lighthouse
0.7 miles - Sugar Loaf Beach
1.0 miles - The Windmill Inn
1.6 miles - Weston Bigwood
1.8 miles - Portishead Marina
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hallway
upon entering the property you're welcomed by a large entrance hall. within the entrance you will find two built in storage cupboards. one houses the hot water system. Carpeted through out, storage heater and overhead lighting.

Lounge / Dining room
13'7" x 21'3" (4.15 x 6.50)
The spacious open-plan living and dining room provides the perfect setting for both relaxing and entertaining. Generously proportioned, it comfortably accommodates a range of lounge furniture alongside a dining table, creating a versatile space for everyday living and hosting guests. An attractive electric fireplace provides a cosy focal point, adding warmth and ambiance on cooler evenings.

Flooded with natural light, the room benefits from large French doors that open inwards onto a charming Juliet balcony, allowing you to enjoy the peaceful surroundings. The room is finished with fitted carpeting, ceiling lighting, and a storage heater, completing this bright and welcoming living space.

Kitchen / breakfast room
10'0" x 14'3" (3.05 x 4.35)
The generously proportioned kitchen/breakfast room is both stylish and practical, featuring an attractive wrap-around range of cream wall and base units complemented by light worktops and a fitted breakfast bar, perfect for casual dining. Integrated appliances provide a sleek, streamlined finish, while a large window floods the room with natural light, creating a bright and welcoming space. Wood-effect vinyl flooring completes this well-designed kitchen, combining durability with contemporary style.

Shower room
The contemporary shower room is fitted with a stylish three-piece suite comprising a walk-in shower, wash hand basin, and WC. Thoughtfully designed integrated vanity storage surrounds the basin and WC, providing excellent storage while maintaining a sleek, modern finish.
Finished with floor-to-ceiling white tiled walls, complemented by a striking decorative feature border, the room has a bright and elegant feel. Marble-effect tiled flooring, a chrome heated towel rail, and recessed ceiling spotlights complete this beautifully presented space.

Primary bedroom
12'4" x 16'7" (3.76 x 5.08)
The generously sized primary bedroom is beautifully presented and benefits from an extensive range of fitted furniture, including wardrobes, bedside cabinets, over-bed storage, and a fitted dressing table, providing excellent storage while maximising the available space. A large window floods the room with natural light, creating a bright and inviting atmosphere. Finished with fitted carpeting, ceiling lighting, and a storage heater, this spacious bedroom offers a comfortable and peaceful retreat.

Outside
Stepping outside, residents can enjoy an exceptional range of lifestyle amenities set within approximately 22 acres of beautifully landscaped and meticulously maintained communal grounds. Fedden Village offers an unrivalled selection of leisure facilities, including an outdoor heated swimming pool, three tennis courts, a fully equipped gym, sauna, snooker room, library, table tennis room, woodland barbecue area, helipad, and a convenient car washing station.

The stunning grounds extend to the picturesque National Trust coastal path, where breathtaking views across the Severn Estuary and the iconic Black Nore Lighthouse can be enjoyed, providing the perfect setting for scenic walks and outdoor relaxation.

The apartment also benefits from one allocated off-street parking space.

Material information
Additional information:-
Council tax - C
EPC - Awaited
Electric - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

Leasehold information
Leasehold Lease Length- 999 Years from 1990, Service/management charge- £2049.47 every 6 months Ground Rent-£0 (Please note that this information is correct at the time of publishing but can be subject to change).

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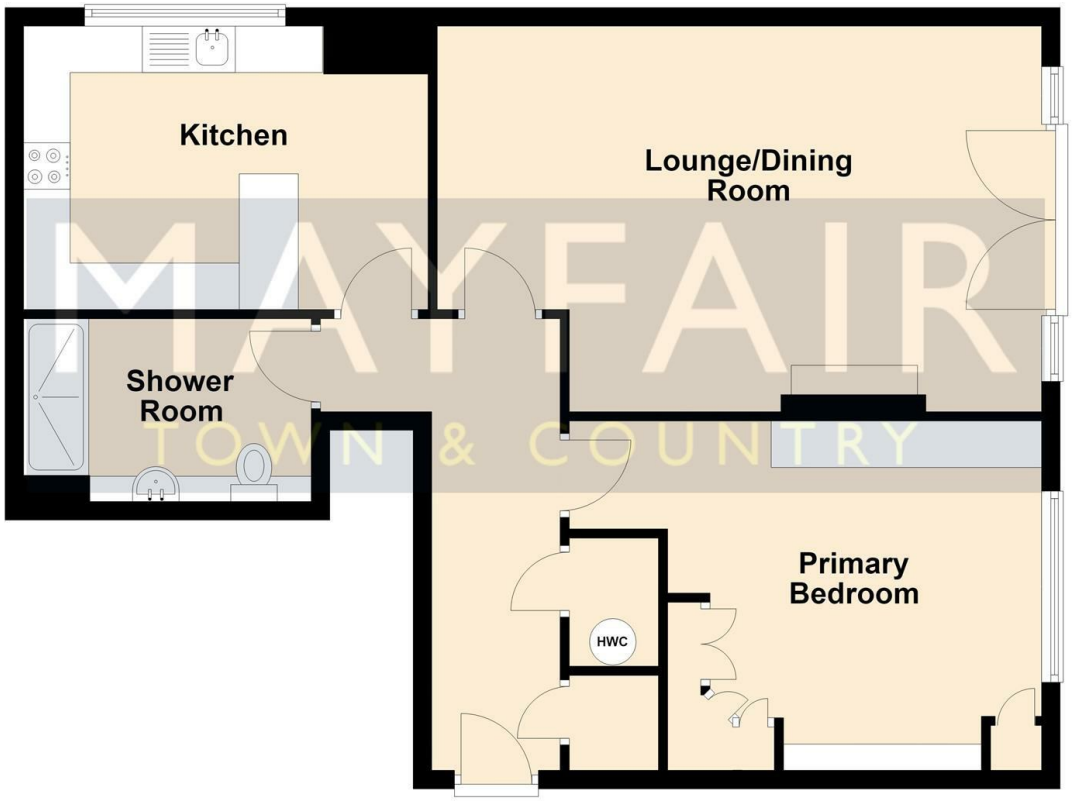

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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