



FLAT 14, CENTRE QUAY LOWER BURLINGTON
ROAD,

**GOODMAN
& LILLEY**



THIS WELL-PRESENTED APARTMENT OFFERS BRIGHT, MODERN AND WELL-PROPORTIONED ACCOMMODATION, THOUGHTFULLY ARRANGED AROUND A CENTRAL HALLWAY AND IDEALLY SUITED TO CONTEMPORARY LIVING.

Upon entering the property, you are welcomed into a distinctive S-shaped hallway providing access to all living areas. To the left is the spacious open-plan kitchen, dining and living area, creating a versatile space ideal for both relaxing and entertaining. The kitchen is well appointed with a range of wall and base units, offering ample storage and worktop space, while the remaining area comfortably accommodates dining and seating arrangements.

Further along the hallway is the bathroom, fitted with a white suite comprising a bath with shower over, wash basin and WC. The property offers two well-proportioned bedrooms, both benefiting from excellent natural light.

Additional benefits include an allocated parking space, along with access to a communal bike store and bin store.

Location

Ideally situated within the vibrant Portishead Marina, the apartment benefits from its own private entrance and is perfectly positioned within easy walking distance of a wide range of shops, cafés and bars, offering a convenient and highly sought-after lifestyle.

Agent Notes

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

Tenure: Leasehold

- Managed by First Port Group and subject to a ground rent and

service charge.

- Length of lease: Reminder of a 999 year lease from 2003 (977 remaining)
- Ground Rent: £395 p/a
- Service Charge: £2748 p/a
- Please note that this information is correct at the time of publishing but is subject to change.

Council Tax Band: C

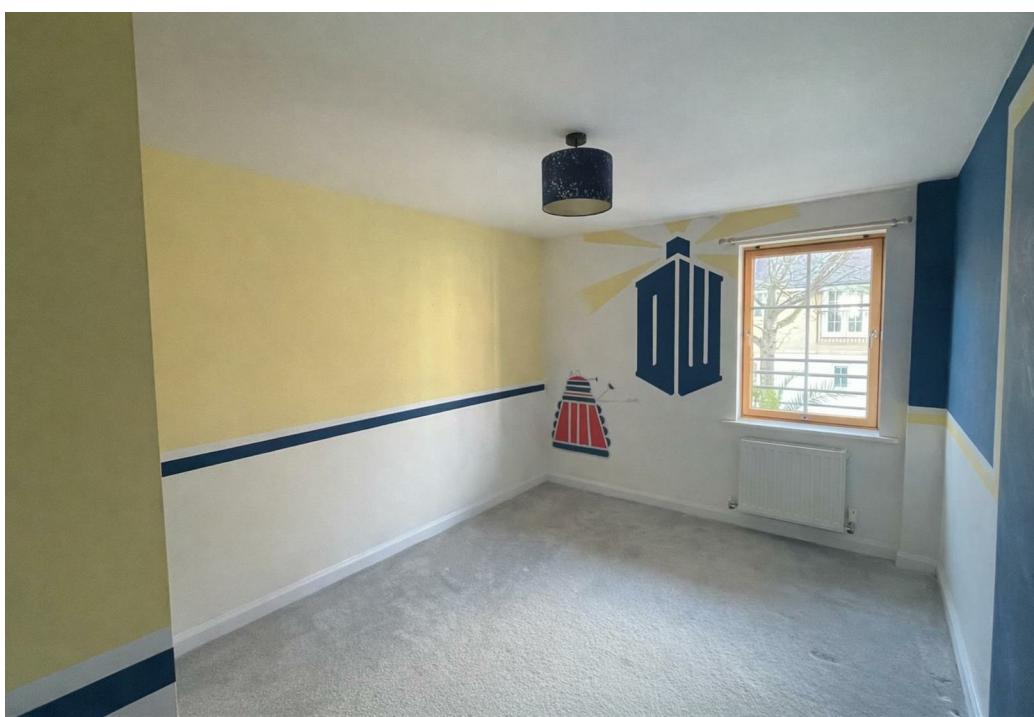
Services: All mains services connected.

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

- First Floor Flat
- Private Entrance
- Secure Underground Bike & Bin Store
- Marina Glimpses
- Two Double Bedrooms
- Allocated Parking Space
- No Onward Chain
- Prime Marina Location

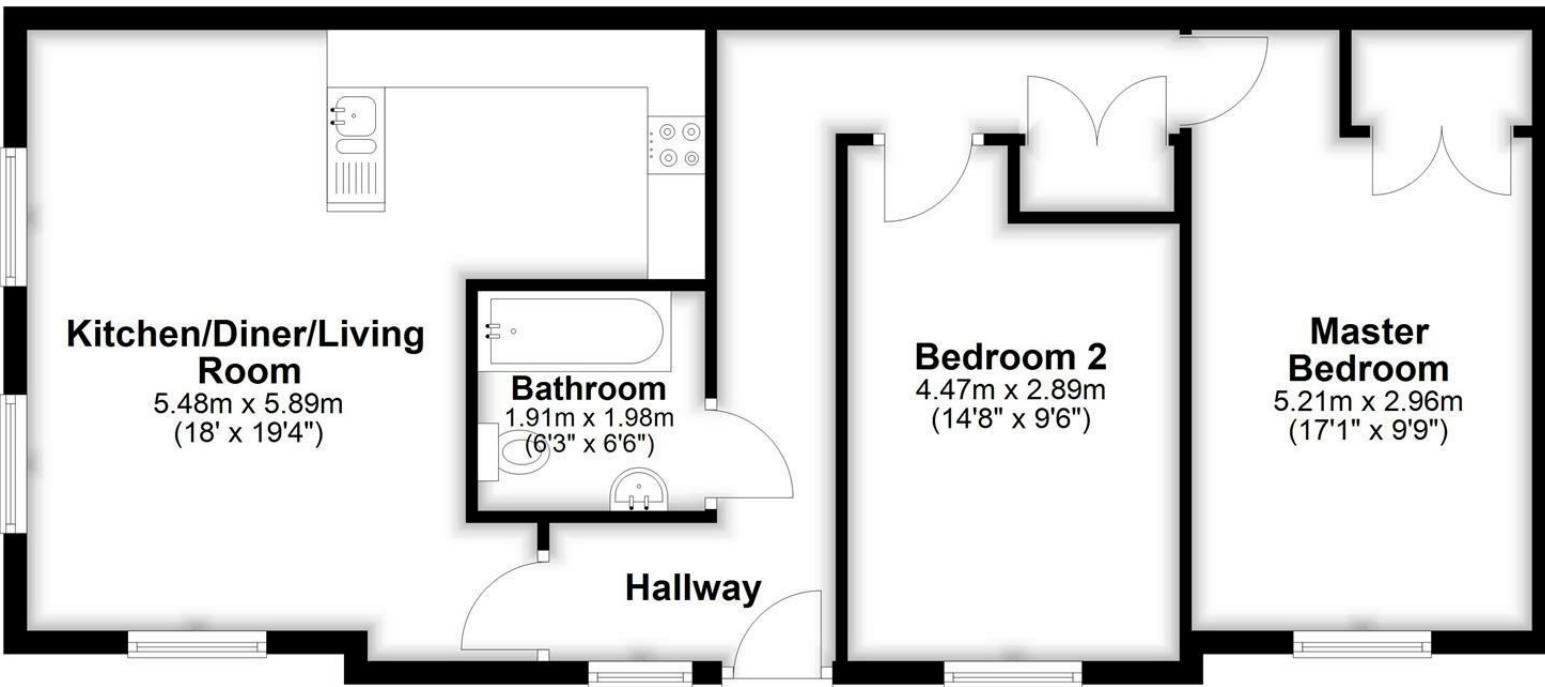


GUIDE PRICE £305,000



Ground Floor

Approx. 71.0 sq. metres (764.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)

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The Property Observatory

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