



6 PERRETT WAY,  
HAM GREEN, BS20 0HX

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GOODMAN  
& LILLEY



OCCUPYING A DESIRABLE FIRST FLOOR POSITION, THIS ATTRACTIVE APARTMENT OFFERS BRIGHT AND SPACIOUS ACCOMMODATION IDEALLY SUITED TO FIRST-TIME BUYERS, PROFESSIONAL COUPLES, INVESTORS, OR THOSE SEEKING CONVENIENT AND LOW-MAINTENANCE LIVING.

This well-presented first floor apartment offers spacious and well-balanced accommodation comprising a kitchen/dining room, generous living room, two double bedrooms, and a family bathroom.

The kitchen/dining room is fitted with a range of wall and base units with attractive wooden cabinetry and benefits from integrated appliances including a full-length fridge freezer, oven, hob, and washing machine, providing a practical and functional space for everyday living.

The living room is a particularly bright and inviting space, enhanced by large windows allowing excellent natural light throughout, while a feature fireplace creates an attractive focal point to the room.

The principal bedroom is a well-proportioned double benefiting from dual aspect windows and ample space for a double bed and freestanding wardrobes. The second bedroom is also a comfortable double room, offering excellent flexibility for guests, family members, or home working.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin, and WC.

### Allocated Parking

The property benefits from an allocated parking space.

### Location

Occupying a prime position on the prestigious Perrett Way in Ham Green, this residence enjoys a peaceful setting adjoining open green spaces while remaining highly convenient for Bristol and the North Somerset coastline. Ideal for an active outdoor lifestyle, the property is close to the Pill to Bristol cycle path, Ham Green Lakes, and a variety of countryside walks, while Clifton Village and the vibrant marina town of Portishead are both within easy reach. Excellent connectivity is provided via the nearby M4 and M5 motorway network, offering straightforward access to Bristol, London, and the wider South West.

### 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  
Service Charge: £1360  
Ground Rent: £249

Council Tax Band: B

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

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- First Floor Apartment
  - Kitchen/Dining Room
  - Approx. 724 Sq.Ft
  - Prime Ham Green Location
  - Two Bedrooms
  - Separate Living Room
  - Allocated Parking Space

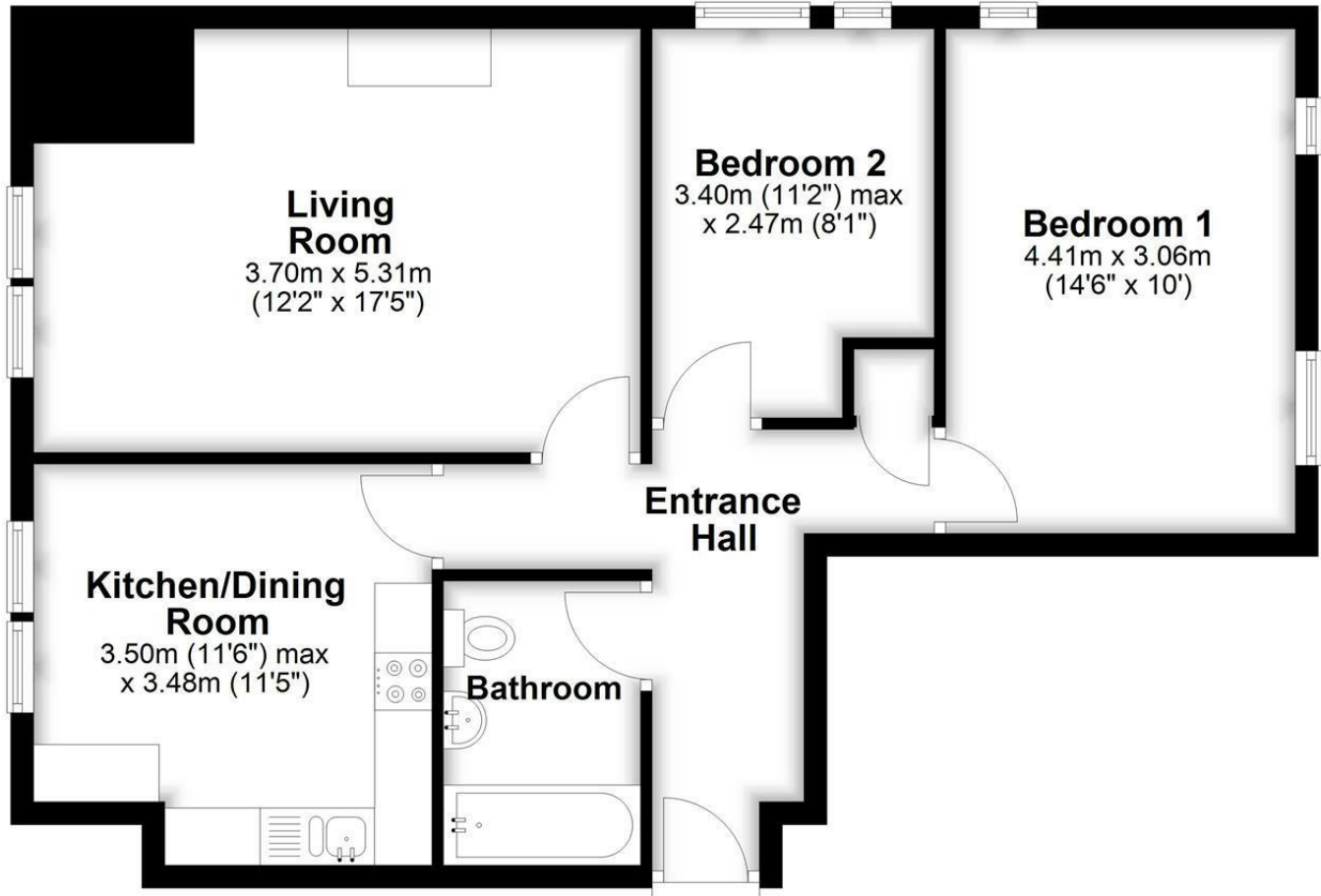


GUIDE PRICE £215,000



# Ground Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

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