



222 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7PT

**GOODMAN
& LILLEY**



THIS WELL-PRESENTED APARTMENT OFFERS LIGHT-FILLED, WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, COMPLEMENTED BY ATTRACTIVE ESTUARY GLIMPSES AND A PRIVATE BALCONY, CREATING AN IDEAL HOME FOR MODERN LIVING.

Upon entering the apartment, you are welcomed into a well-presented entrance hall, complete with a useful storage cupboard, which provides access to the principal accommodation.

The principal bedroom is positioned to the left and benefits from a mirrored fitted wardrobe, along with a window enjoying an outlook towards the estuary, with attractive glimpses between neighbouring properties. The room is further enhanced by a modern en-suite shower room, fitted with a shower, wash basin and WC.

Adjacent to the principal bedroom is bedroom two, a well-proportioned double room, also enjoying a similar aspect.

Completing the accommodation is an impressive open-plan kitchen/living/dining room located at the end of the hallway. The kitchen is well appointed with a range of white high-gloss wall and base units, offering ample worktop and storage space, alongside integrated appliances including a fridge/freezer, dishwasher and washing machine. The living/dining area is generously sized, providing ample space for both seating and dining furniture, and benefits from a similar outlook to the bedrooms, further enhanced by access to a private balcony.

Completing the accommodation is a well-appointed family bathroom, fitted with a bath with shower over, wash basin and WC.

Private Balcony

The apartment also benefits from a private balcony, accessed via sliding patio doors from the living/dining room.

Secure Parking

The building further benefits from a secure gated rear car park, with the apartment allocated one parking space.

Location

Located in the highly sought-after Village Quarter in Portishead, the property enjoys a prime position close to a superb range of local amenities, including the vibrant Marina and High Street, which offer an excellent choice of cafés, restaurants, bars and leisure facilities.

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

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Mains Water & Drainage

Viewings strictly by appointment with the agent Goodman & Lilley 01275 430440

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- Fifth Floor Apartment
 - Approx. 734 Sq.Ft
 - Estuary Glimpses
 - Popular Marina Location
 - Two Bedrooms
 - Master Bedroom with Ensuite Shower Room
 - Private Balcony

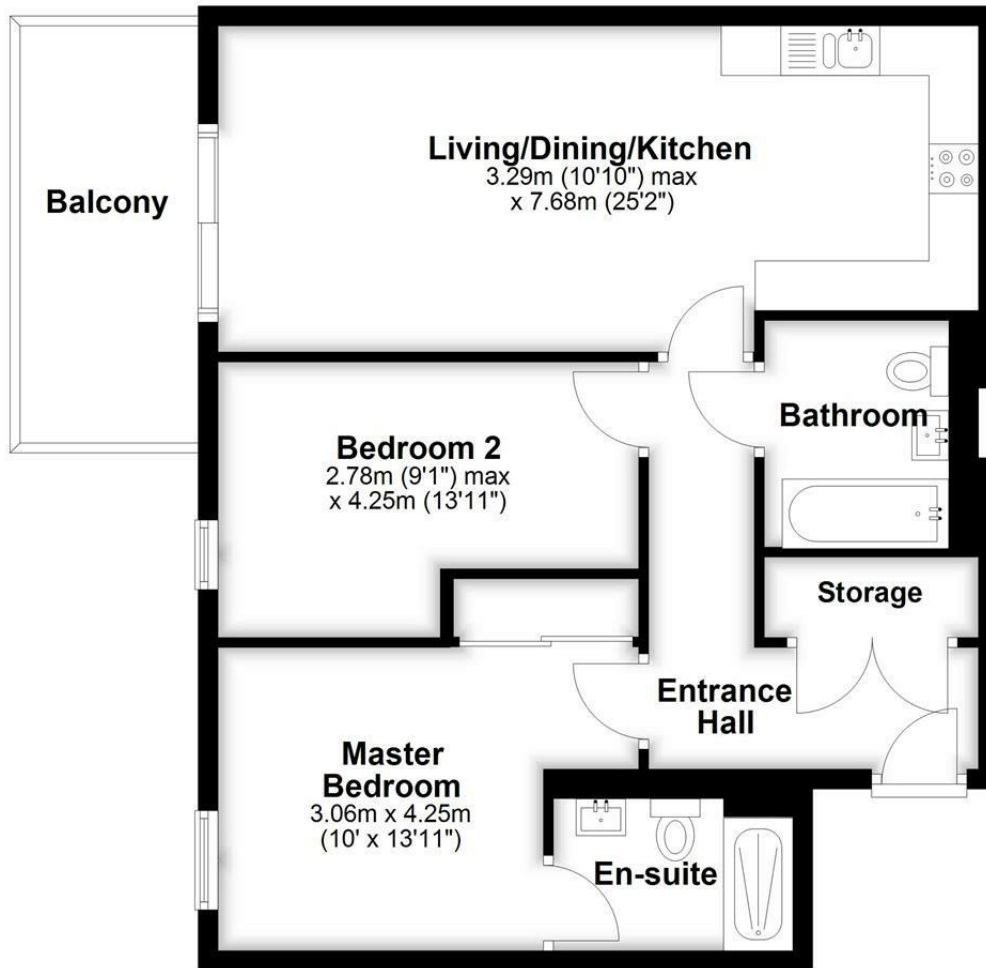


GUIDE PRICE £249,500



Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)
(excluding Balcony)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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