



THE MIRAGE HARBOUR ROAD,  
PORTISHEAD, BS20 7AJ

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GOODMAN  
& LILLEY



## LANDMARK LIVING AMONGST PORTISHEADS STUNNING MARINA. BUILT BY WESTMARK, THE MIRAGE IS THE JEWEL IN THE CROWN OF APARTMENTS AMONGST THIS CONTEMPORARY BUILDING MODELLED AFTER A LUXURY CRUISE LINER.

This two double bedroom apartment has the benefit of being located on the West elevation set on the 6th floor, benefiting therefore from the amazing 270 Degree stunning panoramic views to the Bristol Channel, South Wales, Avonmouth, Portishead Marina and surrounding areas of Portishead to Weston and Clapton in Gordano.

Inside the apartment offers a modern living space, which lets the owners take full advantage of the views through the floor-to-ceiling windows from the living room and both bedrooms, in addition the luxury kitchen and bathroom facilities add to the opulence, together with underfloor heating throughout, making this one of the best premium apartments currently available on the Marina.

This truly is an amazing place to live with trendy restaurants, bars, shops, leisure centre and coffee houses all on your doorstep, its location offers something for everyone. Call Goodman & Lilley now to book your appointment, you wont be disappointed.

### Accommodation Comprising:

#### Entrance Hall

Secure timber door opening to the entrance hall, phone entry system, storage cupboard, wood laminate flooring, doors opening to all of the accommodation.

#### Utility Room

Fitted with a work surface with plumbing and space for both a washing machine and a dryer, storage cupboard.

#### Living Room

A light filled room with floor to ceiling uPVC double glazed windows and door combination to the rear and side aspects affording stunning views of the marina and Portishead's hillside, door opening to the balcony, TV point, quality wood flooring, open-plan to the kitchen.

#### Balcony

The glazed windbreak balcony is substantial and provides ample space to position a table and chairs to sit back and enjoy the elevated aspect of the marina and Portishead's hillside. A great entertaining space, uniquely benefitting from the late evening sun.

#### Kitchen

A wonderful open-plan kitchen, flooded with natural light with panoramic views of Portishead across to the hillside. The kitchen is fitted with a comprehensive range of quality wall, base and drawer units, work surfaces with inset one and a half bowl

stainless steel sink and drainer unit with chrome splash back. Built-in appliances include an 'AEG' electric fan assisted oven and microwave, four ring halogen hob and extractor hood, integrated dishwasher & fridge/freezer, recessed ceiling down lighting, open-plan to:-

#### Family Bathroom

Fitted with a three piece suite comprising; low level WC with concealed cistern, floating wash hand basin and mixer tap, deep panelled bath with mains shower, tiling to splash prone areas, recessed ceiling down lighting, shaver point, chrome heated towel rail, ceramic tiled floor, recessed ceiling down lighting, mirrored storage unit with under pelmet down lighting.

#### Master Bedroom

Floor to ceiling uPVC double glazed windows to the rear aspect affording stunning views over the Marina, uPVC double glazed door and window combination opening to the balcony, TV point, built-in wardrobes with shelf and hanging rail, door to:

#### En-Suite Shower Room

Fitted with a three piece suite comprising; low level WC with concealed cistern, floating wash hand basin and mixer tap, double shower enclosure with drench shower and separate hand shower attachment, tiling to splash prone areas, recessed ceiling down lighting, shaver point, chrome heated towel rail, mirrored storage unit with under pelmet down lighting

#### Bedroom Two

Floor to ceiling uPVC double glazed window to the rear aspect with glorious views of the marina, built-in wardrobes, TV point.

#### Parking

The property benefits from one undercover allocated parking space which has the advantage of being converted to two spaces if desired.

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- 6th Floor Apartment
  - Re-Fitted Bathrooms
  - In Excess Of 996 Sq Ft
  - Underfloor Heating
  - 270 Degree Panoramic Views of the Marina and Hillside
  - Two Double Bedrooms
  - Spacious Balcony
  - Well Presented Accommodation
  - Utility Room

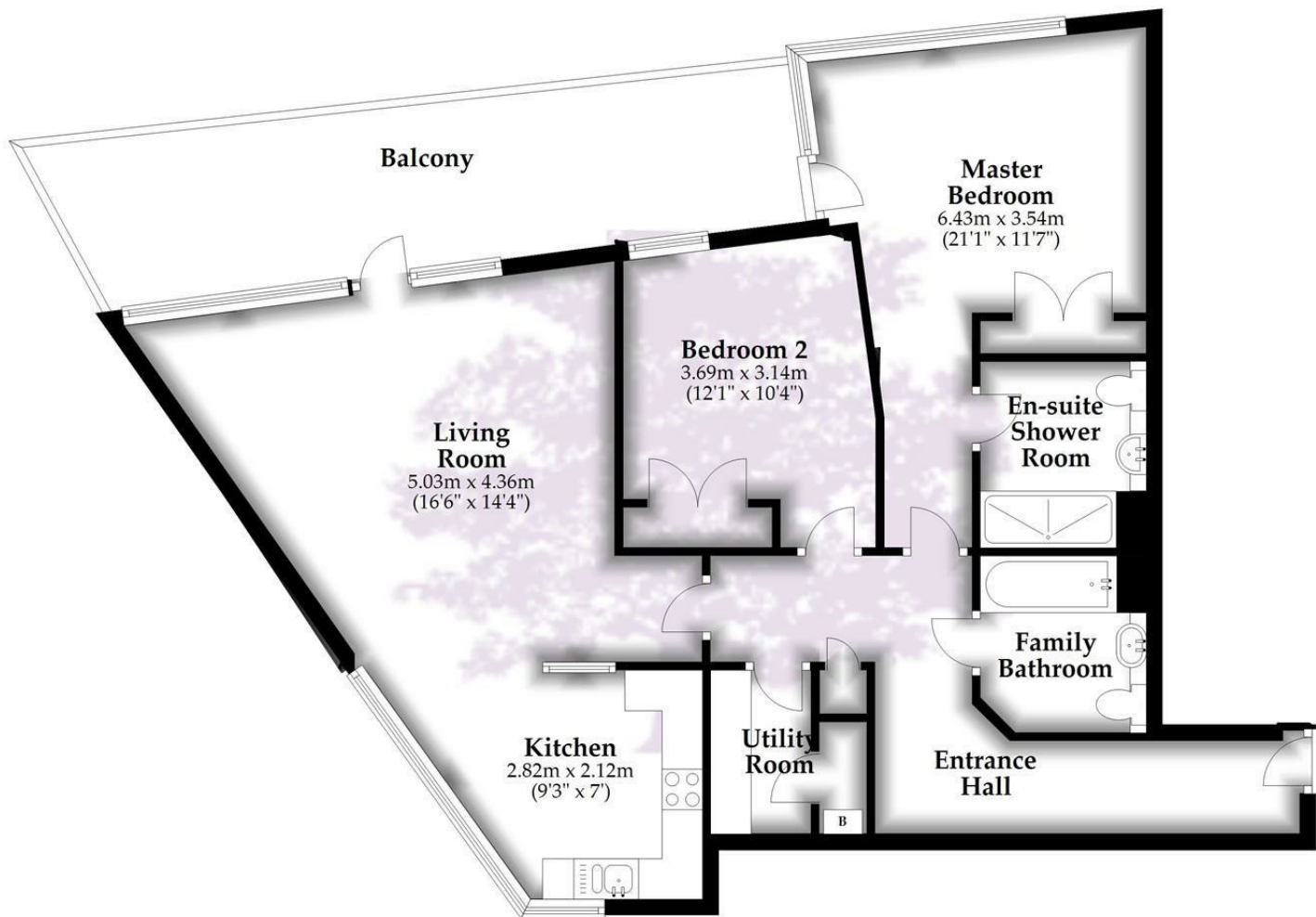


GUIDE PRICE £450,000



## Sixth Floor

Approx. 92.6 sq. metres (996.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.2 sq. feet)

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