



COMBE HOUSE COMBE ROAD,
PORTISHEAD, BS20 6BJ

GOODMAN
& LILLEY



A BEAUTIFULLY PRESENTED AND NATURALLY LIGHT-FILLED FIRST FLOOR APARTMENT, OFFERING WELL-BALANCED ACCOMMODATION WITH MODERN FINISHES THROUGHOUT, IDEALLY SUITED TO BOTH FIRST-TIME BUYERS AND INVESTORS ALIKE.

Positioned on the first floor, this well-presented apartment offers thoughtfully arranged accommodation comprising a kitchen, a spacious living/dining room, a utility cupboard, a double bedroom and a contemporary shower room.

Tenure: Leasehold with management charges of approximately £900 a year including ground rent per annum.
999 Year Lease.

Council Tax Band: B

The standout feature is the impressive dual-aspect living/dining room, flooded with natural light via three windows, creating a bright and inviting space ideal for both relaxing and entertaining.

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

The kitchen is fitted with a range of modern white high-gloss wall and base units, offering generous storage and ample worktop space. A useful utility cupboard is accessed from the kitchen, housing the hot water tank and providing space for a washing machine, ensuring practical day-to-day convenience.

The bedroom continues the theme of space and light, benefitting from a dual-aspect arrangement that enhances the sense of openness. Generously proportioned, it is fitted with carpet flooring and offers ample space for a double bed along with a range of freestanding storage furniture.

Completing the accommodation is a well-appointed shower room, fitted with a modern white suite comprising a shower cubicle, wash hand basin and WC, complemented by a heated towel rail. The space is stylishly finished with contemporary grey tiling to both the floor and walls, creating a clean and polished finish.

Outside

Allocated parking for one vehicle, secure bin and bike store.

Agent Notes

- First Floor Flat
 - Integrated Appliances
 - No Onward Chain
 - Convenient High Street Location
- One Double Bedroom
 - Approx. 470 Sq.Ft
 - Allocated Parking Space

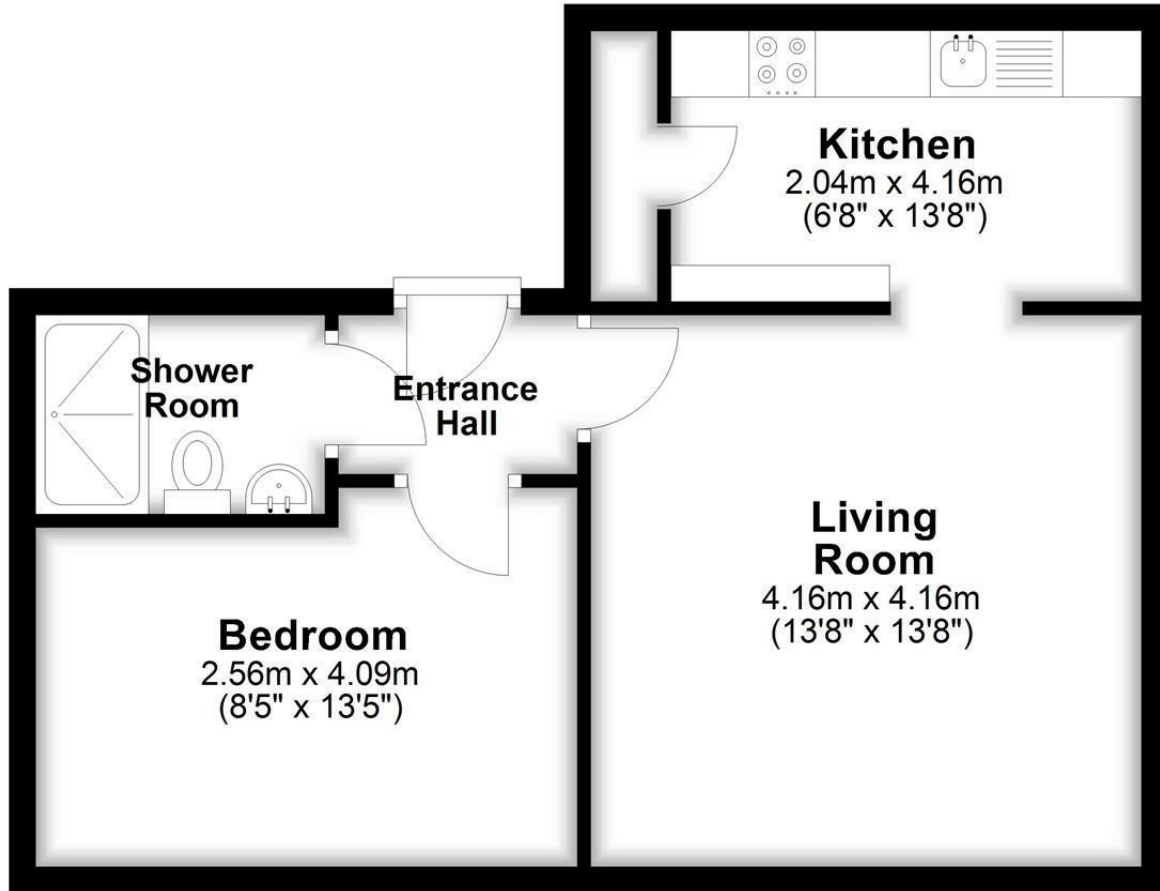


GUIDE PRICE £208,500



Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 43.7 sq. metres (470.1 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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