



373 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7QH

**GOODMAN
& LILLEY**



THIS STUNNING TWO BEDROOM APARTMENT WITH A 22FT X 20FT SUN DECK OFFERING SPECTACULAR AND BREATH-TAKING SOUTH-FACING VIEWS OVER PORTISHEAD'S VIBRANT MARINA AND TOWARDS THE GORDANO VALLEY.

This beautifully presented property offers luxury and security within one of Portishead's landmark buildings and is ESW1 ready. Located on the first floor with Marina views from all of the living accommodation is this stunning two double bedroom apartment benefitting from a 22ft x 20ft sun terrace enjoying spectacular south-facing views of the marina. In brief, the property comprises; entrance hall, open-plan lounge/kitchen, two double bedrooms with the master bedroom benefitting from an en-suite shower room and an additional bathroom. The crowning feature has to be the south facing terrace which offers ample space for a table and chairs in order to just sit back and relax and watch the boats come in. The apartment benefits from secure gated allocated parking to the rear of the building.

With quality, two bedroom apartments in short supply, this is one property that is sure to create a lot of interest due to the accommodation and the (22ft x 20ft) south facing terrace. Don't delay contact Goodman & Lilley to arrange your next appointment to view.

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 (Ground Rent £250 PA, 113 Years Left On Lease, Maintenance Charge Of £150 Month (10 Months))

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Water, Gas, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

Communal Entrance Hall

Entered via a secure gate with key fob into parking area, secure entrance door leads into the communal entrance hall, with stairs and lift to upper levels.

Entrance Hall

Secure entrance door, radiator, telephone point, entry phone, door to cupboard housing wall mounted gas fired boiler serving the heating system and domestic hot water, double doors opening to the utility cupboard with plumbing for washing machine and extractor fan, doors opening to all rooms.

- First Floor Apartment
- 22ft x 20ft Sun Terrace
- Convenient Location
- EWS1 Certificated & Cladding Repair Finished

Utility Cupboard

Plumbing for washing machine, space for tumble dryer, extractor fan

Kitchen/Living Room

Fitted with a matching range of modern white fronted base and eye level units with under lighting, drawers and worktop space over, island unit with expansive work surface, 1+1/2 bowl stainless steel sink unit with single drainer, extractor fan, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with pull-out extractor hood over, uPVC double glazed window enjoying marina views, open plan to the living area, light and airy room enjoying a southerly orientation with stunning elevated views of the marina, radiator, telephone point, TV point, secure double glazed patio door opening onto balcony, the dining area provides ample space for a dining table and chairs.

Sun Terrace (22ft x 20ft)

The substantial sun terrace enjoys a southerly orientation and enjoys stunning views of the Marina and beyond. Accessed directly from the open-plan kitchen/dining/living area providing the ideal place to dine alfresco or simply lounge around watching the boats sail by.

Master Bedroom

Full height uPVC double glazed window to the rear aspect, uPVC double door opening to the Juliet balcony, fitted with a comprehensive range of built-in bedroom furniture, double panel radiator, TV & telephone point.

En-Suite Shower Room

Fitted with three piece modern white suite comprising; shower enclosure with folding glazed screen, mains shower, tiling to splash prone areas, low level WC, wash hand basin, extractor fan, shaver point, heated towel rail.

Bedroom Two

Full height uPVC window to the rear aspect affording views towards the estuary, radiator, TV point.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with hand shower attachment, wash hand basin, low level WC, tiled splash backs, extractor fan, heated towel rail.

Secure Gated Allocated Parking

Secure allocated parking space for one vehicle.

- Two Double Bedrooms
- Spectacular South-Facing Marina Views
- Allocated Parking Space
- No Onward Chain



GUIDE PRICE £450,000



First Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 66.9 sq. metres (719.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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