



Fedden Village Nore Road, Portishead, BS20 8EJ

Guide Price £235,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Fedden Village Nore Road, Portishead, BS20 8EJ

A delightful, double bedroom, first floor balconied apartment exclusively offered to the open-market situated in the ever popular Fedden Village development.

- First Floor Apartment
- Allocated Parking
- Woodland Facing
- Balcony Affording Woodlands Views
- Lifestyle Fedden Village Facilities
- 22 Acres Of Gated Communal Grounds With Exceptional Facilities
- Large Double Bedroom

This delightful apartment enjoys a wonderful open aspect overlooking woodland and is flooded with natural light throughout the day due to its highly desired south west facing orientation. In brief the immaculate accommodation comprises of; entrance hall, kitchen, lounge/dining, balcony, double bedroom and family bathroom. Further benefits include use of the manicured gardens and many facilities on offer, allocated parking space for one vehicle located near to the main entrance.

Fedden Village was originally constructed in 1906 as a Nautical School and was converted into a luxurious residential complex in the 1980's. Suiting both retired couples and young professionals, Fedden Village offers residents the usage of many facilities, take a swim in the outside heated pool (between May & October), workout in the gym, play a game of tennis or just take a stroll through the grounds and woodlands to the National Trust coastal path; enjoying the delightful views of the Severn Estuary en route. Internally the complex also includes a snooker room, lounge areas and sauna, which provides a relaxed lifestyle all on your door step. Surrounded by 22 acres Fedden Village borders the Bristol Channel and comprises beautiful woodland and grassland, surrounded on

Nore Road by a perimeter fence and mature hedging.

The apartment is the ideal purchase for downsizers, investors or first time buyers alike. Contact one of our property professionals on 01275 430440 to arrange your 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)

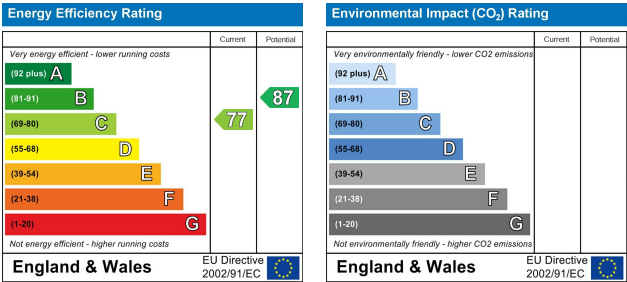
Tenure: Leasehold with management charges of £2100 half yearly, which includes ground rent, maintenance and usage of facilities, communal cleaning, building insurance.

Local Authority: North Somerset Council: 01934 888888

Council Tax Band: C

Services: Electric, Water and Mains Drainage

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

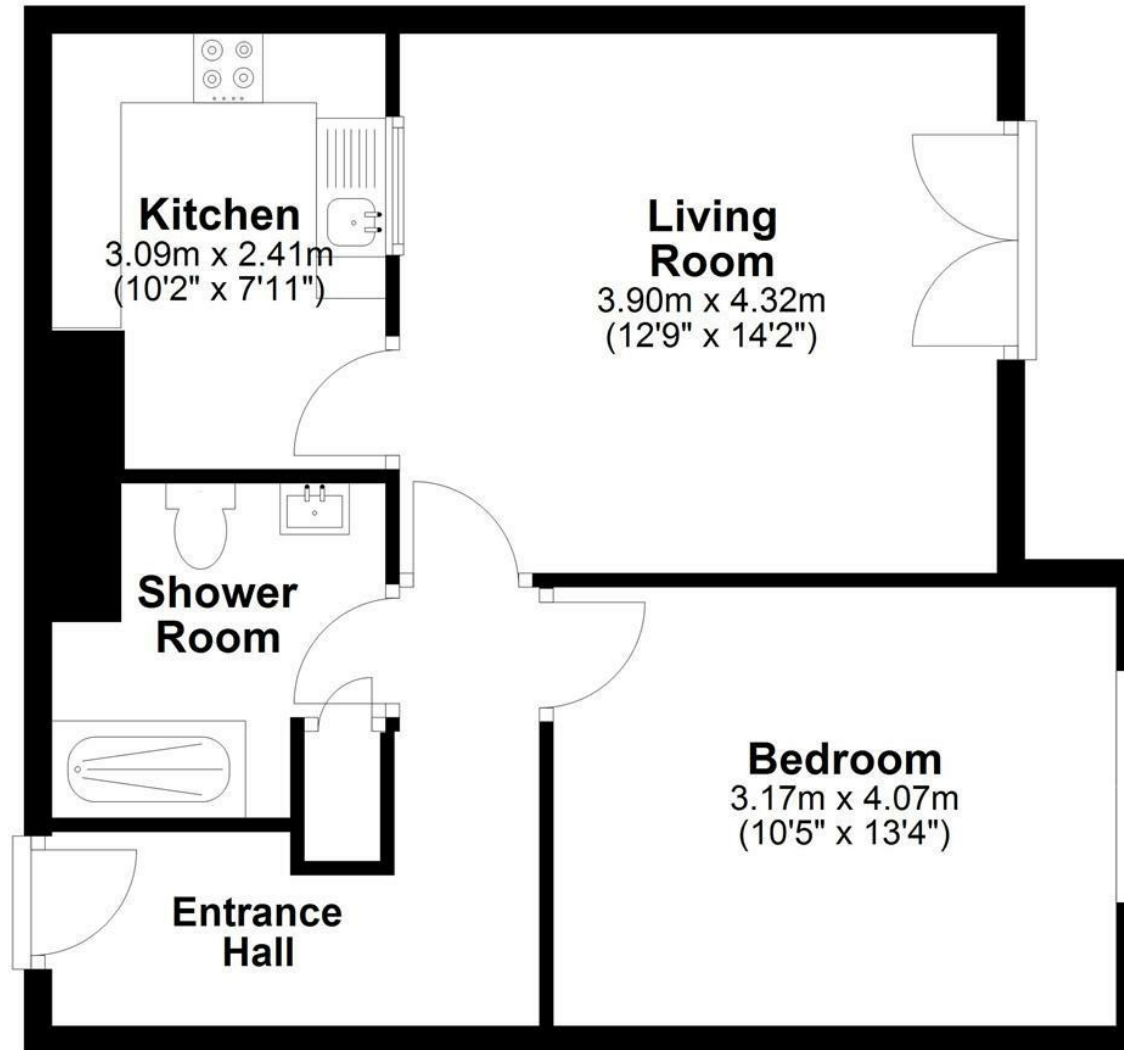


Portishead
Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440
www.goodmanlilley.co.uk



First Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 51.3 sq. metres (552.3 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.