



44 KINGFISHER ROAD,  
PORTISHEAD, BS20 7QD

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GOODMAN  
& LILLEY



AN IMMACULATELY PRESENTED, TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT AFFORDING PICTURESQUE VIEWS ACROSS THE BRISTOL CHANNEL TOWARDS THE SEVERN CROSSING AND WELSH COASTLINE.

Positioned within a enviable position on the outskirts of the Village Quarter this would be an ideal home for a wide range of purchasers with footpaths on your doorstep, leading to the many bars and restaurants around the Marina Quay and Portishead tranquill Nature Reserve. The apartment offers a light and spacious layout rarely found in this location and briefly comprises; entrance hall, modern open-plan living space with access to a balcony providing the perfect vantage point in which to relax with a g&t whilst enjoying the view and make the most of the late afternoon and evening sun. With two immaculately presented double bedrooms and a contemporary fitted family bathroom completing the internal accommodation, its one apartment not to be missed.

With a super selection of new bars, restaurants, coffee shops and a convenience store appearing around the new Marina, it has never been a better time to buy here and enjoy the tranquility, yet vibrancy that this lovely location offers.

If you're looking for value for money then look no further, priced to sell with views of the estuary this apartment will tick all the boxes. Accordingly, please call Goodman & Lilley on 01275 430440 to arrange your next appointment to view.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Tenure: Leasehold with management charges of £123 a month and ground rent of £330 which increases inline with RPI (Retail Price Index) every ten years.

Services: All mains services connected.

Communal Entrance

Entrance via a secure intercom controlled entrance door to the communal hallway, stairs lead up to the first floor where the apartment can be found.

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, entry phone, double panel radiator, two storage cupboards, storage cupboard, doors opening to all of the accommodation.

Open-Plan Living Space

An expansive light filled room with full height uPVC double glazed windows and patio door combination flooding the room with nature light and leading out to the balcony, further uPVC double glazed window to rear, ample space to position a couple

of sofa's, good sized dining room table and chairs, two panel radiators, TV & telephone point, open-plan to Kitchen.

Balcony

Accessed from the living room with timber flooring and glazed baulstrade with plenty of space for a small table and chairs in which to enjoy the panoramic views from of the Bristol Channel, Severn Crossings and Portbury docks.

Kitchen

Fitted with a matching range of modern white fronted base and eye level units with drawers and worktop space over, inset stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, extractor fan, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge, freezer, dishwasher and washing machine, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed window to side, wood effect laminate flooring, recessed ceiling spotlights.

Master Bedroom

UPVC double glazed window to side, double panel radiator, TV & telephone points, door to:

Bedroom Two

uPVC double glazed window to side, double panel radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiling to splash prone areas, chrome heated towel rail, extractor fan, recessed ceiling spotlights.

Outside

Allocated parking space for one vehicle.

- First Floor Apartment
  - Two Double Bedrooms
  - Impeccably Presented
  - Prime Position
- Balcony
  - Open Plan Living Space
  - Allocated Parking Space
  - Viewing Highly Advised



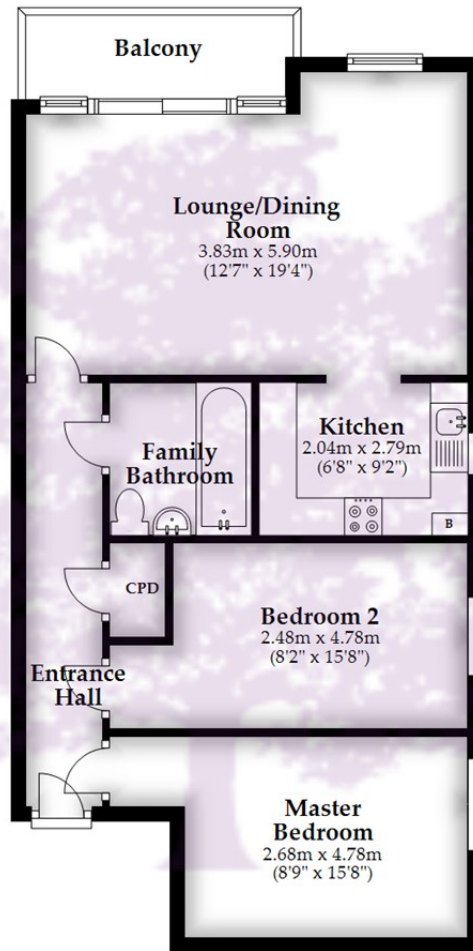
GUIDE PRICE £279,995





## First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 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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