



FLAT 2, 10 MEADOWS CLOSE,
PORTISHEAD, BS20 8BU

**GOODMAN
& LILLEY**



ENJOYING AN ENVIABLE POSITION WITH ESTUARY VIEWS, THIS PROPERTY OFFERS LIGHT-FILLED AND WELL-BALANCED ACCOMMODATION THROUGHOUT.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway providing access to the main living accommodation.

The living space comprises a spacious living/dining room and a separate kitchen. The living/dining room is positioned to the rear of the property and offers a light and comfortable environment, enhanced by estuary views through a large bay window. The kitchen and separate utility room are located at the front of the property and are both accessed from the hallway, with the kitchen fitted with a range of wall and base units, including full-height cupboards providing ample storage.

The bedrooms are accessed via the central hallway. The generously proportioned principal bedroom, located at the rear of the property, benefits from an en-suite shower room and opens into a dual-aspect garden room enjoying attractive views over the estuary. The second bedroom is located at the front of the property and offers a well-proportioned and versatile space, ideal for use as a guest bedroom or home office. The main bathroom is situated alongside the principal bedroom and is fitted with a white suite comprising a bath with shower over, wash basin and WC.

Outside Space

The property further benefits from a private rear patio, well positioned to take advantage of the attractive estuary views. The property also includes an allocated parking space.

Location

The property is ideally located just off Down Road in Portishead,

offering convenient access to the town's local amenities including cafés, restaurants and leisure facilities, while also enjoying attractive views across the estuary.

Agent Notes

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

Lease length: 999 years from 1987

Service Charge: £3230.76

Council Tax Band: B

Services: All mains services connected.

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

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- Ground Floor Apartment
 - Living/Dining Room
 - En-Suite off Master Bedroom
 - Allocated Parking Space
 - Two Double Bedrooms
 - Separate Kitchen
 - Private Patio
 - Estuary Views



GUIDE PRICE £420,000



Ground Floor

Approx. 107.2 sq. metres (1154.3 sq. feet)



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

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