



19 CENTRE QUAY LOWER BURLINGTON ROAD,
PORTISHEAD, BS20 7AX

GOODMAN
& LILLEY







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GUIDE PRICE
£485,000

A stunning, newly renovated two-bedroom marina-front apartment. Featuring a high-end kitchen/living/diner with a spacious island and breathtaking Marina views, this modern home offers luxury living.

Discover a rare opportunity to acquire a stunning two-bedroom marina-front apartment that has recently undergone a complete renovation. This exquisite home boasts a sleek, high-end kitchen-living-diner, featuring a spacious island that seamlessly blends style and functionality. Designed with modern luxury in mind, the open-plan living space is bathed in natural light, offering breathtaking direct views of the marina. The property also benefits from a generously sized master bedroom with a luxurious en-suite, as well as a separate shower room for added convenience. With premium finishes throughout and an unbeatable waterfront location, this apartment is the perfect blend of elegance and contemporary comfort. secure under-croft parking for one vehicle.

Living at the Marina means you'll be ideally placed to make the most of everything Portishead has to offer. The surrounding area has a comprehensive range of attractions nearby, including The Lake Grounds with its open-air swimming pool, Portishead's charming Victorian High Street, and numerous bars and restaurants lining the Marina. The location is also perfect for commuters, with easy access to the M5 motorway just minutes away, making travel to the city or beyond straightforward.

Properties of this nature are a rare find, so don't miss out. Contact Goodman & Lilley to arrange your viewing and speak to one of our property experts. Call, Click, or Come in! 01275 430440/sales@goodmanlilley.co.uk

Distances (approx.) M5 (J19): 3 miles, M4 (J20): 11 miles, Bristol Parkway: 14 miles, Bristol Temple Meads: 10.5 miles, Bristol Airport: 12 miles

Tenure: Leasehold with management fees of Ground Rent Of £313 PA, Management £2500 PA

Local Authority: North Somerset Council (Tel: 01934 888888)

Council Tax Band: D

Services: All main services connected.

Viewings: By appointment only through Goodman & Lilley – 01275 430440

Accommodation Comprising:-

- Second Floor Apartment
- Glorious Marina Views
- Popular Port Marine Development
- High End Renovation Throughout
- 24ft x 19ft Living Room
- Immaculately Presented Throughout
- Marina Fronting Balcony
- Secure Undercroft Parking
- Two Double Bedrooms

Entrance Hall

The front door opens into a bright and welcoming entrance hall, featuring a radiator for added warmth and comfort. An intercom entry phone is conveniently located, allowing you to screen visitors before granting access. The space is also fitted with a smoke detector for safety and peace of mind. To the left, you'll find a double-door cupboard offering ample storage, with built-in shelving and housing the electric boiler. The entrance hall is laid to modern wood flooring and leads seamlessly to the following rooms via a set of doors:

Open-Plan Living Space

The current vendors have thoughtfully transformed the living space into an incredibly versatile and open-plan area, designed for modern living. Flooded with natural light from two sides, this beautifully reimagined space feels bright and airy throughout. Double doors open directly onto the marina, seamlessly blending indoor and outdoor living while offering breathtaking waterfront views. Perfect for both relaxation and entertaining, this stunning space epitomizes contemporary elegance and functionality.

Kitchen

The recently re-fitted kitchen is a masterpiece of modern design, boasting high-end finishes and impeccable craftsmanship. Featuring sleek quartz worktops and a large dining island, it creates a highly sociable space while elegantly defining the kitchen area. Integrated appliances blend seamlessly into the contemporary aesthetic,

ensuring both style and functionality. With ample space for a good-sized dining table, this stunning kitchen enhances the open-plan layout, making it perfect for entertaining and everyday living.

Balcony

The balcony, accessed via elegant double doors from the living room, is a perfect extension of the open-plan space. Featuring sleek metal balustrading and stylish wooden deck flooring, it provides a stunning vantage point to take in the unrivalled marina views.

Master Bedroom

A double-glazed window to the side aspect allows for plenty of natural light, enhancing the brightness of the room. The built-in double wardrobe offers ample storage space, featuring hanging rails and convenient overhead storage for additional belongings. A radiator ensures the room remains warm and comfortable, and a door leads to:

Utility Room

The en-suite has been thoughtfully converted into a utility room by the current owner, featuring plumbing and provisions for a washing machine and tumble dryer. It also includes a wall-mounted sink and WC. The original plumbing remains in place, allowing the potential for a shower to be reinstalled if desired, offering flexibility for future customisation.

Bedroom Two

A large double bedroom with a window to the side aspect for natural light. Range of built-in wardrobes.

Family Bathroom

The en-suite has been beautifully upgraded, now featuring a luxurious walk-in double shower, a low-level WC, and a pedestal sink. This modern, stylish bathroom is designed for both functionality and comfort, with a sleek and contemporary finish. The space is carefully crafted to provide a relaxing, high-quality experience.

Secure Undercroft Parking

The property includes a secure under-croft parking space, providing convenient and safe parking for one vehicle, offering peace of mind and protection.



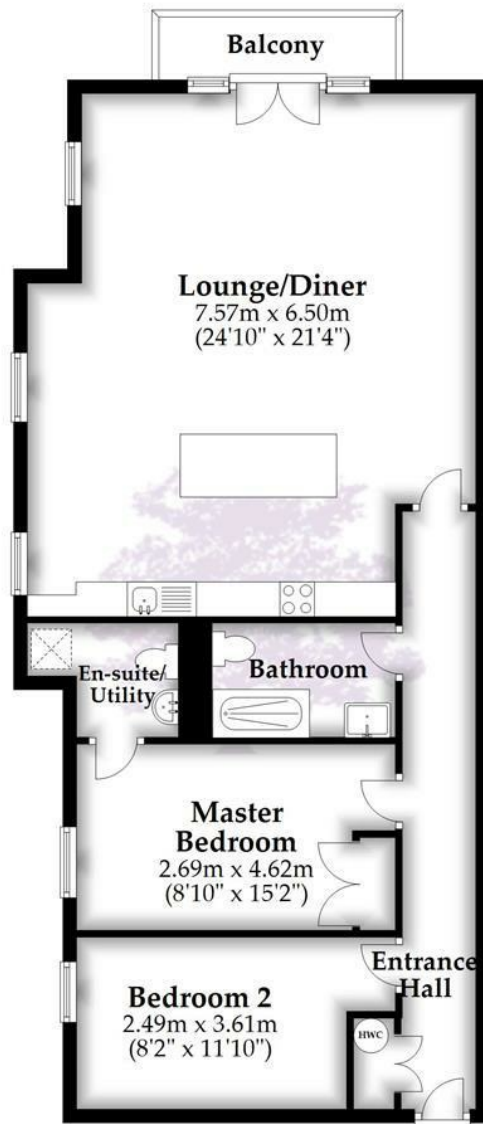




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Second Floor



Total area: approx. 97.4 sq. metres (1048.8 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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