



83 WREN GARDENS,  
PORTISHEAD, BS20 7PP

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GOODMAN  
& LILLEY



# AN IMPECCABLY PRESENTED, TWO DOUBLE BEDROOM FIRST FLOOR COASTAL BALCONIED APARTMENT ENJOYING EASE OF ACCESS TO THE MARINA AND THE NATURE RESERVE.

Located on the vibrant Village Quarter development this fine coastal apartment is offered with no onward chain and has been used as a holiday home with the fixtures and fittings in excellent condition. In brief, the property comprises; entrance hall, two double bedrooms, family bathroom, well-proportioned open-plan kitchen/dining/living room, balcony with views. The property further benefits from having use of a carport only a short distance from the main entrance.

If it's the convenience of a modern home, ready to simply move in and unpack, yet with the benefits of an advantageous position, then look no further. Call, Click or Come in and visit our experienced sales team - 01275 430440/sales@goodmanlilley.co.uk

Tenure: Leasehold management charges of approximately £1,157 per annum and ground rent of £350 per annum. Remainder Of 125 Year Lease.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Goodman & Lilley anticipate a good degree of interest due to its location, uniqueness and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection

## Accommodation Comprising;

### Entrance Hall

A spacious entrance with two uPVC double glazed windows to the front aspect, phone entry system, generous storage cupboard, panel radiator, telephone point, doors opening to all of the rooms.

- First Floor Apartment
- Open-Plan Living/Dining/Kitchen
- Impeccably Presented Throughout
- Close To Nature Reserve & Marina



### Open-Plan Living/Dining/Kitchen

A wonderful open-plan living/kitchen/dining room providing modern, spacious living accommodation. Views across the estuary can be enjoyed from the French doors that open on to the balcony.

### Kitchen Area

Fitted with a matching range of modern base, drawer and eye level units with drawers and worktop space over, inset stainless steel sink, fitted electric fan assisted oven, four ring gas hob with extractor hood over, space for fridge freezer.

### Balcony

Accessed from the living space with timber flooring and glazed balustrade 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.

### Master Bedroom

uPVC double glazed window to the rear aspect with views over the Estuary, radiator, TV point.

### Bedroom Two

uPVC double glazed window to the rear aspect enjoying views, panel radiator.

### Family Bathroom

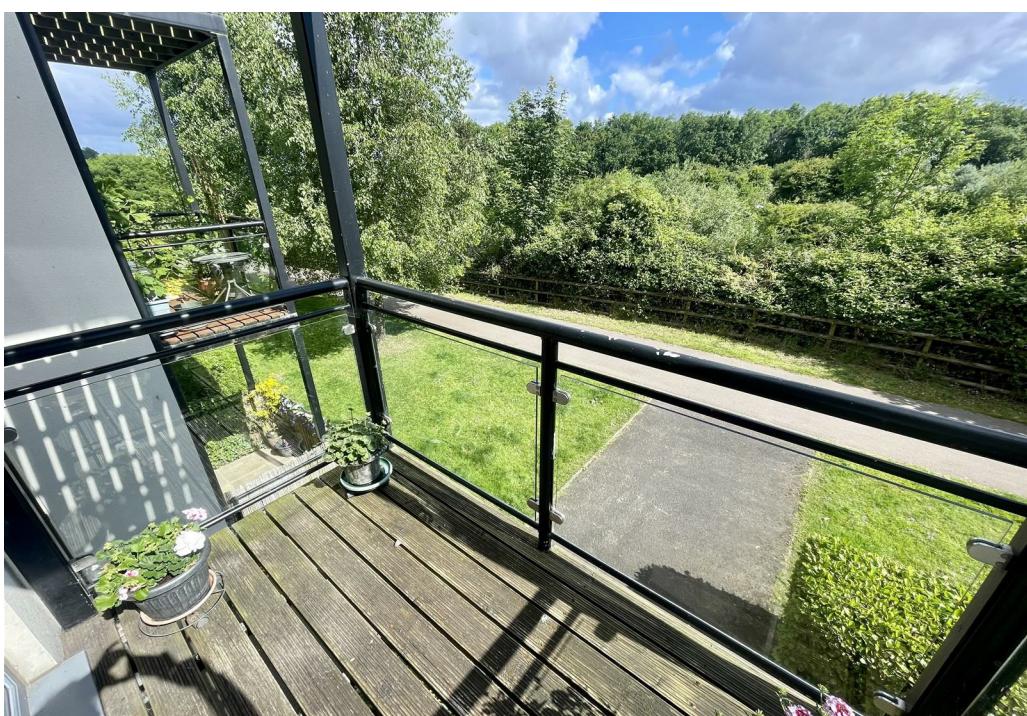
Fitted with three piece modern suite comprising; deep panelled bath with mains shower above, low-level WC, pedestal hand wash basin, tiled surround, extractor fan.

### Carport

The property benefits from having a single garage/carport which is located a short distance from the main entrance door. This provides a parking space for one vehicle.

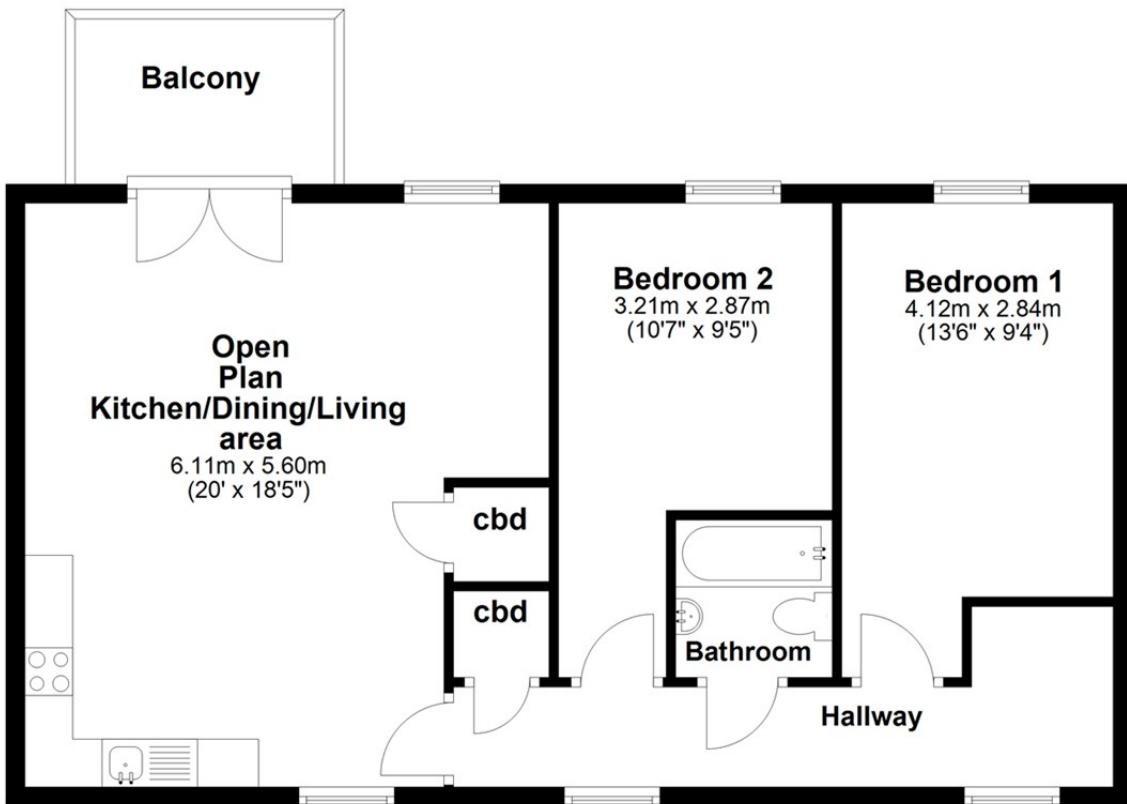
- Two Double Bedrooms
- Carport
- Vibrant Location
- Balcony

GUIDE PRICE £249,950



## Ground Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

**HENLEAZE** - 0117 2130777

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[Zoopla.co.uk](http://Zoopla.co.uk)

[rightmove](http://rightmove.co.uk)

[The Property Network](http://ThePropertyNetwork.com)

**WWW.GOODMANLILLEY.CO.UK**

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