



22 LINDSEY CLOSE,  
PORTISHEAD, BS20 8RR

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GOODMAN  
& LILLEY



# A ONE-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN, IDEALLY LOCATED NEAR THE RURAL FRINGES OF PORTISHEAD.

Situated in a peaceful cul-de-sac in the highly sought-after Lindsey Close, this delightful home enjoys a quiet hillside position, yet a 5 minute drive of amenities.

Perfect for first-time buyers, downsizers or investors alike, the property offers bright and spacious accommodation throughout. The well-proportioned interior briefly comprises: a welcoming entrance hall, an open-plan lounge and dining area with ample space for relaxing and entertaining, a stylish refitted kitchen with contemporary units and integrated appliances, a generous double bedroom, and a modern refitted bathroom.

To the rear, the apartment benefits from a private garden — a real highlight of the property — which is laid to lawn with a patio area, ideal for enjoying the outdoors or entertaining guests. In addition, the property comes with allocated parking for two vehicles conveniently positioned to the left of the home.

Goodman & Lilley anticipate strong interest in this attractive home due to its competitive price, desirable location, and rare outdoor space. Early viewing is highly recommended to avoid disappointment.

## Agents Notes

Tenure: Leasehold – Remainder of a 999-year lease from 1st January 1980.

Peppercorn Rent - (explanation of peppercorn rent/cross-over lease) The amount charged is so minimal it's effectively zero — usually not collected. It is often used in long leasehold

agreements, such as 999-year leases, where the leaseholder effectively owns the property for the duration of the lease. It serves more as a legal formality than a real income for the freeholder.

Local Authority: North Somerset Council – 01934 888888

Council Tax Band: B

Estimated Rental Value: £1,000 PCM – Ideal for investment

Services: Electric, Water, Mains Drainage

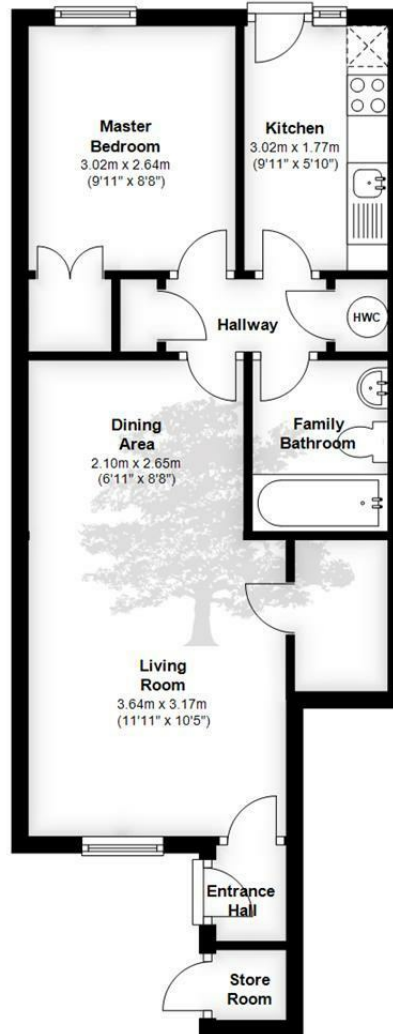
- Garden Apartment
  - Enclosed Rear Garden
  - Cul-De-Sac Location
  - Popular Hillside Location
- One Double Bedroom
  - Two Allocated Parking Spaces
  - Ideal Investment or First Time Buy
  - No Onward Chain



£189,950



**Ground Floor**  
Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 43.4 sq. metres (467.3 sq. feet)

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