



22 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7QE

GOODMAN
& LILLEY



AN IMPECCABLY PRESENTED, TWO BEDROOM, SECOND FLOOR APARTMENT SITUATED IN A QUIET TUCKED AWAY POSITION ON THE FRINGES OF THE VIBRANT VILLAGE QUARTER.

In brief, the apartment comprises; entrance hall with storage cupboard, two double bedrooms, master en-suite shower room, bathroom, lounge/diner and a kitchen. If you're looking for a quiet, private location then look no further.

Offering ease of access to nearby pubs, the nature reserve, bars, café's and restaurants situated in and around the Marina. This fabulous property offers great reception space for those who love to entertain, yet for the growing family the flexible living space makes the ideal space for both younger children and teenagers alike.

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. Add in the competitive price this apartment should be high on your list, be quick to book your next appointment to view. Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

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

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

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

Accommodation Comprising

Entrance Hall

Secure front door opening to the entrance hall, radiator, telephone point, double-door storage cupboard, doors opening to all of the accommodation.

Lounge/Diner

A generous room, light-filled with two full-height uPVC double glazed windows to rear aspect, two double radiators, TV & telephone point, secure uPVC double glazed French doors Juliet balcony, open-plan to:

Kitchen

Fitted with a matching range of modern white fronted base, drawers and eye-level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over.

Master Bedroom

uPVC double glazed window to front aspect, radiator, TV & telephone point, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, recessed tiled double shower enclosure with fitted shower and glazed screen, pedestal wash hand basin with tiled splashbacks, extractor fan, radiator.

Bedroom Two

uPVC double glazed window to front aspect, storage cupboard, new A-rated gas fired combination boiler with 10 year warranty to September 2030, radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator.

Allocated Parking Space

The property is blessed with an allocated parking space for one vehicle. The apartment block benefits from 5 visitor parking spaces.

Communal Gardens & Cycle Storage

The property also has use of a communal garden to the rear of the apartment block. The apartments also benefit from having use of a secure cycle store.

- Second Floor Apartment
- Master En-Suite
- Popular Vibrant Location
- Viewing Highly Advised

- Two Double Bedrooms
- In Excess Of 600 Sq. Ft
- Allocated Parking Space

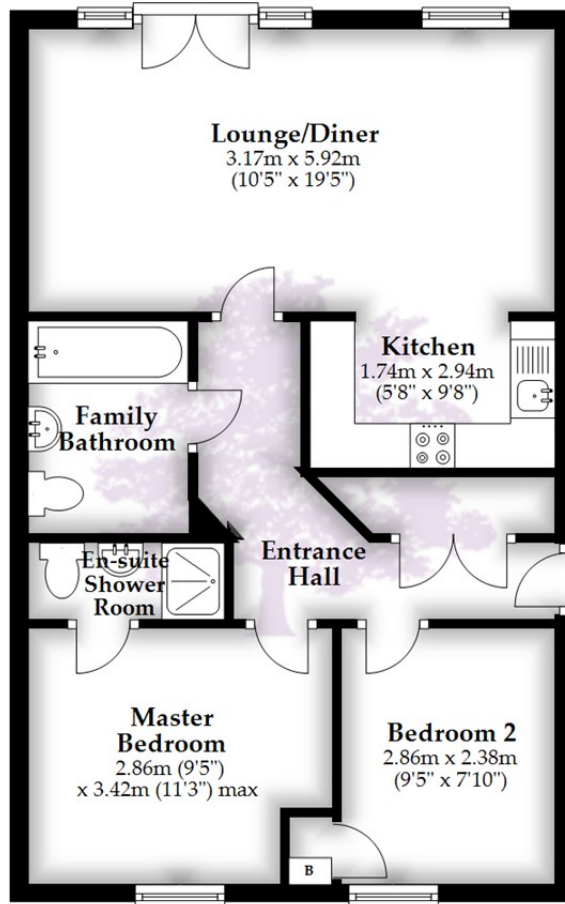


GUIDE PRICE £239,950



Second Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 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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