



156 Paper Mill Gardens, Portishead, BS20 7QY
Guide Price £210,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

156 Paper Mill Gardens, Portishead, BS20 7QY

A spacious top-floor double bedroom apartment featuring higher-than-average ceilings that create a real sense of space. The property also benefits from two allocated parking spaces, a communal bike store, and is offered with no onward chain.

- Prime Buy-To-Let Opportunity
- Immaculately Presented Throughout
- Close To Amenities
- Communal Bike Store
- No Cladding Issues
- Large Double Bedroom
- Modern Kitchen And Bathroom
- Two Allocated Parking Spaces
- No Onward Chain
- Top Floor Apartment

A bright and spacious top-floor apartment boasting a pleasant outlook over the rooftops. The open-plan kitchen, living, and dining area offers a fantastic sociable layout, enhanced by higher-than-average ceilings that create a real sense of space. The property also features a stylish bathroom, en-suite, and the rare benefit of two allocated parking spaces. A perfect first home or investment! No Cladding Issues

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 with Management Charge.
Ground Rent-£175 Service Charge- £1200 per annum

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: All mains services connected.

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

Accommodation comprising

Entrance

A spacious entrance hall welcomes you into the apartment, offering access to all rooms and benefiting from a secure building entry system for added peace of mind.

Open Plan Living Space

A spacious open-plan living area features a modern fitted kitchen with integrated appliances and a peninsula breakfast bar, cleverly creating a sense of separation within the space. There's ample room for both living and dining areas, while dual-aspect windows to the rear and side flood the room with natural light.

Bedroom

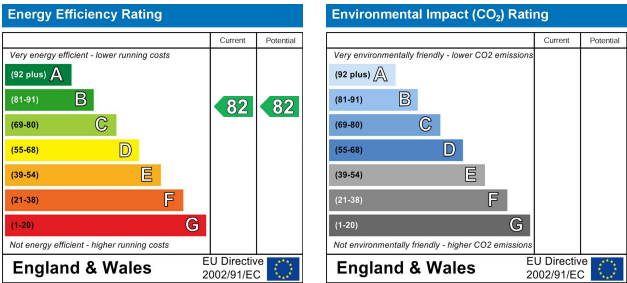
A fantastically sized double bedroom with a side-aspect window and plenty of space for storage. The high ceiling enhances the sense of space, making the room feel light, airy, and inviting.

Bathroom

The modern bathroom is fitted with a sleek three-piece suite, including a panel bath with overhead shower, low-level WC, and pedestal sink.

Parking and Outside

The property benefits from two allocated parking spaces, a visitors' parking space, and communal bike and bin storage facilities.



Portishead

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North Somerset, BS20 6EN
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Top Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 46.9 sq. metres (504.4 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.