



91 BURLINGTON ROAD,  
PORTISHEAD, BS20 7BQ

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GOODMAN  
& LILLEY



# A ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED IN 'THE CRESCENT' ENJOYING A WONDERFUL OPEN ASPECT OVER THE AMPHITHEATRE.

Occupying the first floor, this light and airy apartment is the ideal choice for first time buyers, young professionals, retiring couples or anyone looking for a secure pied a terre. In brief, the apartment comprises: entrance hall, open-plan kitchen/living/dining room, bathroom and a master bedroom. Externally, the property further benefits from an enclosed rear garden, accessed from the master bedroom and provides the perfect space to sit back and relax with a G&T. A driveway providing off-street parking leading to a tandem length double garage.

Port Marine couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation over the last decade and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

Contact Goodman & Lilley today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

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 charges of £2643 PA & ground rent of £150 PA (978 Years Remaining On The Lease)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Water, Mains Drainage

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

## Accommodation Comprising:

### Entrance Hall

An inviting entrance hall with doors opening to all rooms, boiler cupboard housing electric fired boiler serving heating system and domestic hot water, radiator, entry phone, doors opening to all of the accommodation.

### Master Bedroom

A spacious double bedroom with uPVC double glazed window and French door combination leading out to the rear garden, double fitted wardrobes, radiator, TV & telephone point.

### Bathroom

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand, deep panelled bath with mains shower over, tiling to splash prone areas, radiator, extractor fan.

### Outside

This beautiful garden apartment benefits from an enclosed courtyard garden, laid to stone chipping providing a outdoor space to enjoy in full privacy.

### Garage & Driveway

A driveway provides off-street parking for one vehicle leading up to a tandem garage double in length with up and over door.

- First Floor Apartment
- Open-Plan Living/Dining Living Room
- Open Outlook Across The Amphitheatre
- Popular Port Marine Development

- One Double Bedroom
- Courtyard Garden
- Tandem Garage & Driveway
- Viewings By Strict Appointment



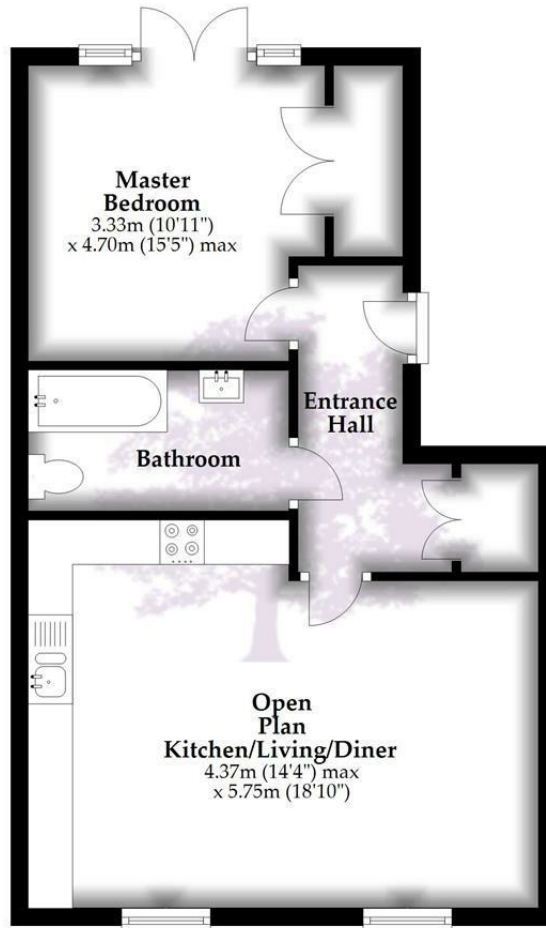
GUIDE PRICE £227,500





## First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 49.3 sq. metres (530.3 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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