



106 Newfoundland Way, Portishead, BS20 7QE  
Guide Price £315,000

**GOODMAN  
& LILLEY**



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 106 Newfoundland Way, Portishead, BS20 7QE

A beautifully presented top-floor apartment set just behind the marina, offering stylish, low-maintenance living. The property features two generous double bedrooms, two bathrooms, and a bright open-plan living space with views towards the marina. Complete with allocated parking and easy access to shops, restaurants, and leisure facilities, this is an ideal home or investment opportunity in a prime location.

- NO CLADDING ISSUES, MORTGAGE BUYERS WELCOME
- Allocated Parking Space
- Open Plan Lounge/Diner
- Immaculate Condition Throughout
- Fantastic Location
- Top Floor Two Double Bedroom Apartment
- Master with En-suite
- Modern Kitchen & Bathrooms
- Balcony With A Great Outlook Towards The Marina

Set just back from the marina, this immaculately presented top-floor apartment offers stylish living in a fantastic location. Enjoying an attractive outlook towards the water, the property features two spacious double bedrooms, with the principal bedroom benefiting from an en suite, alongside a modern main bathroom. A bright and airy open-plan living space forms the heart of the home, with large windows filling the area with natural light and framing views towards the marina. The kitchen, dining, and lounge areas connect seamlessly, creating a perfect space for relaxing or entertaining. Additional benefits include allocated parking and a prime location just moments from the marina's excellent range of shops, cafes, restaurants, and leisure facilities. This is an ideal home, weekend getaway, or investment opportunity in one of the area's most desirable settings.

M5 (J19) – 3 miles, M4 (J20) – 11 miles, Bristol Parkway Station – 14 miles, Bristol Temple Meads Station – 10.5 miles, Bristol Airport – 12 miles (distances are approximate)

Tenure: Leasehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected

### Accommodation Comprising

#### Entrance Hall

A spacious L-shaped entrance hall provides access to all rooms, along with an airing cupboard and a large storage cupboard, currently used as a convenient study area.

#### Open-Plan Living Space

A stunning, light-filled room with windows to two sides, featuring double doors that open onto the balcony and an open connection to the kitchen, creating a bright and spacious living area with areas for both living and dining.

#### Kitchen

A modern kitchen fitted with a range of matching wall and base units, featuring a built-in oven, induction hob, and dishwasher, with space for a freestanding fridge-freezer. The kitchen opens into the dining area, creating a sociable space ideal for everyday living and entertaining.

#### Bedroom One

A bright dual-aspect double bedroom featuring a Juliet balcony to the rear and an additional window to the side. The room offers ample space for wardrobes and benefits from a door leading directly into the en-suite.

#### En-Suite

A modern en-suite fitted with a three-piece suite comprising a shower, low-level WC, and pedestal sink, with a window to the rear aspect providing natural light.

#### Bedroom Two

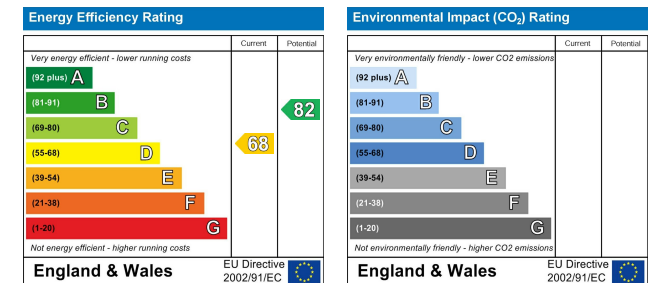
Another double bedroom featuring floor-to-ceiling windows to the side aspect, allowing plenty of natural light. The room offers ample space for wardrobes and additional furnishings.

#### Bathroom

A larger-than-average bathroom featuring a three-piece suite, including a bath, low-level WC, and pedestal sink. The current vendors have also added plumbing for a washing machine, creating a convenient utility space. A window to the rear aspect allows natural light to fill the room.

#### Allocating Parking Space

One allocated parking space to the carpark at the rear of the building.



### Portishead

Rembrandt House, 36 High Street, Portishead  
North Somerset, BS20 6EN

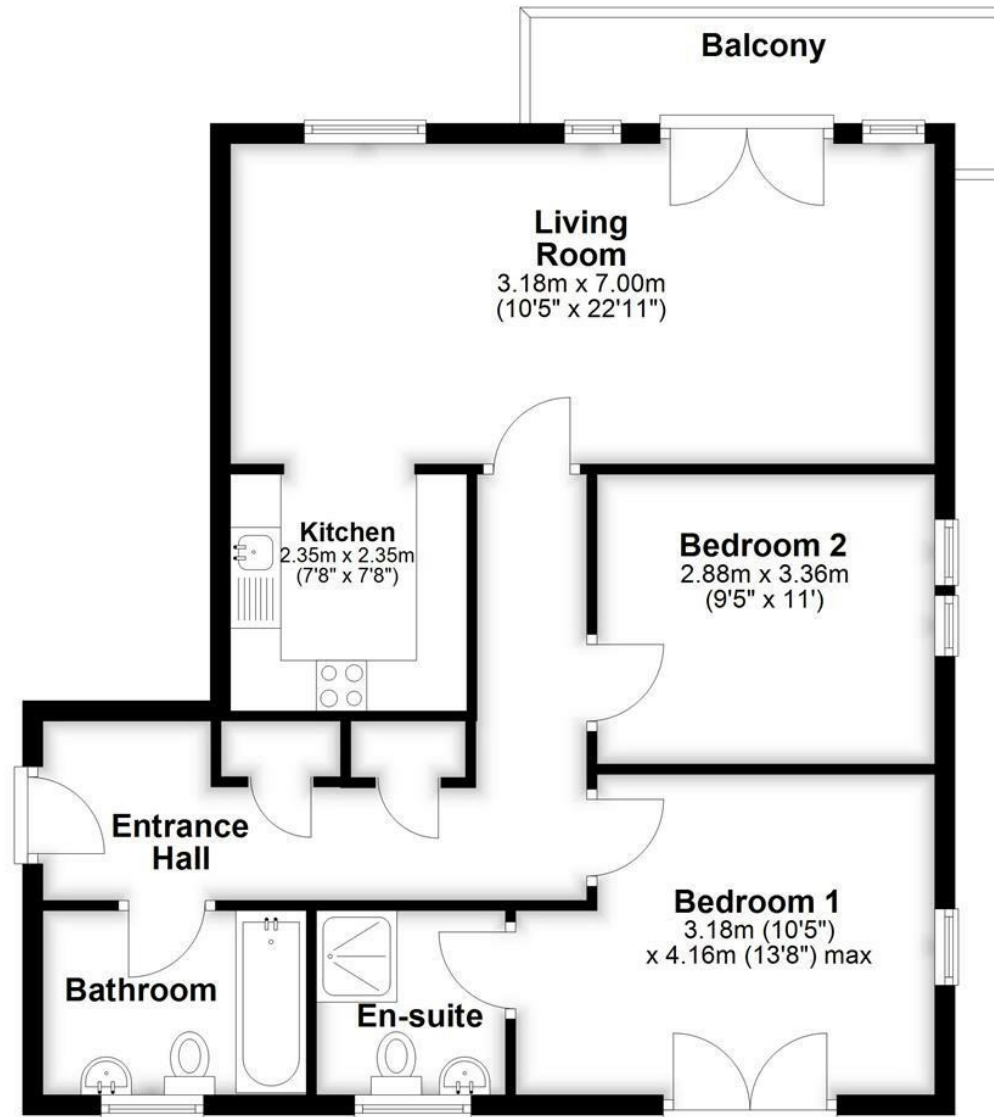
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## Ground Floor

Approx. 78.0 sq. metres (840.1 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)



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