

Flat 1 Brunel Court, Portishead, BS20 7JH



















FLAT 1 BRUNEL COURT

PORTISHEAD BS20 7JH

GUIDE PRICE £265,000

A beautifully maintained two-bedroom ground floor apartment in the ever-popular Brunel Court development. Offering direct access to attractive communal gardens, this bright and accessible home is just a short stroll from Waitrose and the vibrant Marina.

Situated in the ever-popular Brunel Court development, this beautifully presented twobedroom ground floor apartment offers a perfect blend of comfort, convenience, and lifestyle. Ideally be checked with your legal representatives) located within easy walking distance to Waitrose and the picturesque Portishead Marina, the property is ideal for first-time buyers, downsizers, or investors alike.

The apartment features a spacious open-plan living area with a well-appointed kitchen, two generous bedrooms, and a modern bathroom. Large windows provide plenty of natural light, while the ground floor position offers easy access and a sense of privacy. With its prime location and sought-after setting, this is a rare opportunity not to be missed.

Brunel Court offers excellent communal amenities, including a spacious residents' lounge with a conservatory that hosts regular events such as coffee mornings and book clubs. There's a beautifully maintained communal garden with benches, a laundry room, an on-site manager for day-to-day support, and a guest suite for visiting friends or family.

Agent Notes

Tenure: Leasehold Ground Rent-£200 Per annum Service charge £1392.71 x2 Lease length 104 years left on lease

Local Authority: North Somerset Council Tel: 01934 888888

- Large Lounge/Diner
- Communal Facilities No Onward Chain

- · Retirement Development
- Separate Modern Kitchen
- In House Manager

- Direct Garden Access
- Shower Room
- Closest Retirement Development To The Marina

Council Tax Band: C

Services: All mains services connected (but should

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













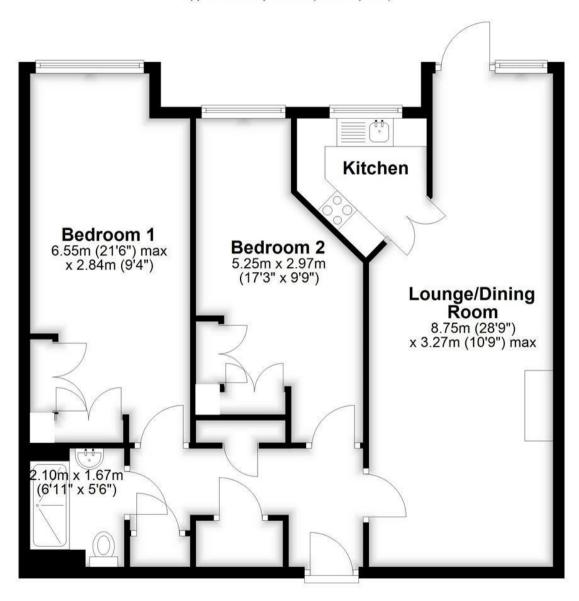






Ground Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 sq. feet)

HENLEAZE

156 Henleaze Road Henleaze BS9 4NB henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street Portishead BS20 6EN sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street Shirehampton BS11 ODT shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010 0117 213 0101

LAND & NEW HOMES

156 Henleaze Road Henleaze BS9 4NB LNH@goodmanlilley.co.uk

0117 213 0151



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 & 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.

