



FLAT 17 1 HARBOUR CRESCENT,
PORTISHEAD, BS20 7FT

GOODMAN
& LILLEY



AN IMMACULATELY PRESENTED, TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY AND ALLOCATED PARKING SPACE FOR ONE VEHICLE.

Offering easy level access on your doorstep to the Portishead High Street, Marina and around the Nature Reserve, this property should appeal to all, from those downsizing to first time buyers looking to make that all important first step onto the property ladder. Buy to let investors will be attracted to a projected rental income of £1100PCM.

In brief the beautifully appointed accommodation comprises; entrance hall, stunning open plan kitchen/dining/living room leading out to the balcony, two double bedrooms and a contemporary three piece bathroom suite. Externally, the property benefits from allocated parking for one vehicle, bin store and bike store with access code lock.

With a super selection of new bars, restaurants, coffee shops and a convenience store appearing around the new Marina, it has never been a better time to buy here and enjoy the tranquility, yet vibrancy that this lovely location offers. With first floor apartments in this condition with a balcony rarely available in this secluded position, be quick to book your appointment to view.

Goodman & Lilley anticipate a good degree of interest due to its location and the beautifully presented accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

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 approximately £620 every 6 months and ground rent of £250 per annum.

Local Authority: North Somerset Council Tel: 01934 888888.

Council Tax Band: B.

Services: All mains services connected.

Entrance Hall

Secure entrance door opening to entrance hall, storage cupboard housing wall mounted gas combination boiler serving heating and domestic hot water, modern white washed laminate flooring, doors to all principal rooms.

Kitchen/Diner

Fitted with a matching range of modern white fronted base and eye level units with

drawers and worktop space over with matching upstands, inset 1+1/2 bowl stainless steel sink unit with single drainer and chrome mixer tap, extractor fan, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in induction hob with extractor hood over, modern white washed laminate flooring, the dining area provides ample space to position a table and chairs, open plan to:

Living Room

uPVC door and window combination leading out to the balcony, double panelled radiator, modern white washed laminate flooring, Telephone & TV point.

Balcony

Affording a wonderful open aspect enclosed by glazed balustrades providing ample space for a table and chairs, ideal for entertaining family or friends or relaxing with a glass of wine.

Master Bedroom

uPVC double glazed window to rear, double radiator, modern white washed laminate flooring, TV & telephone point.

Bedroom Two

uPVC double glazed window to rear, radiator, modern white washed laminate flooring.

Family Bathroom

Fitted with three piece contemporary white suite comprising; deep panelled bath with independent shower over and glass screen, wash hand basin and low-level WC, tiling to splash prone areas, chrome heated towel rail, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

Outside

This property benefits from allocated parking for one vehicle, several visitor spaces, bin store and secure bike store.

- First Floor Apartment
- Immaculately Presented Throughout
- Allocated Parking
- Central Portishead Location
- Two Bedrooms
- Balcony
- Secluded Position
- Viewing Highly Advised

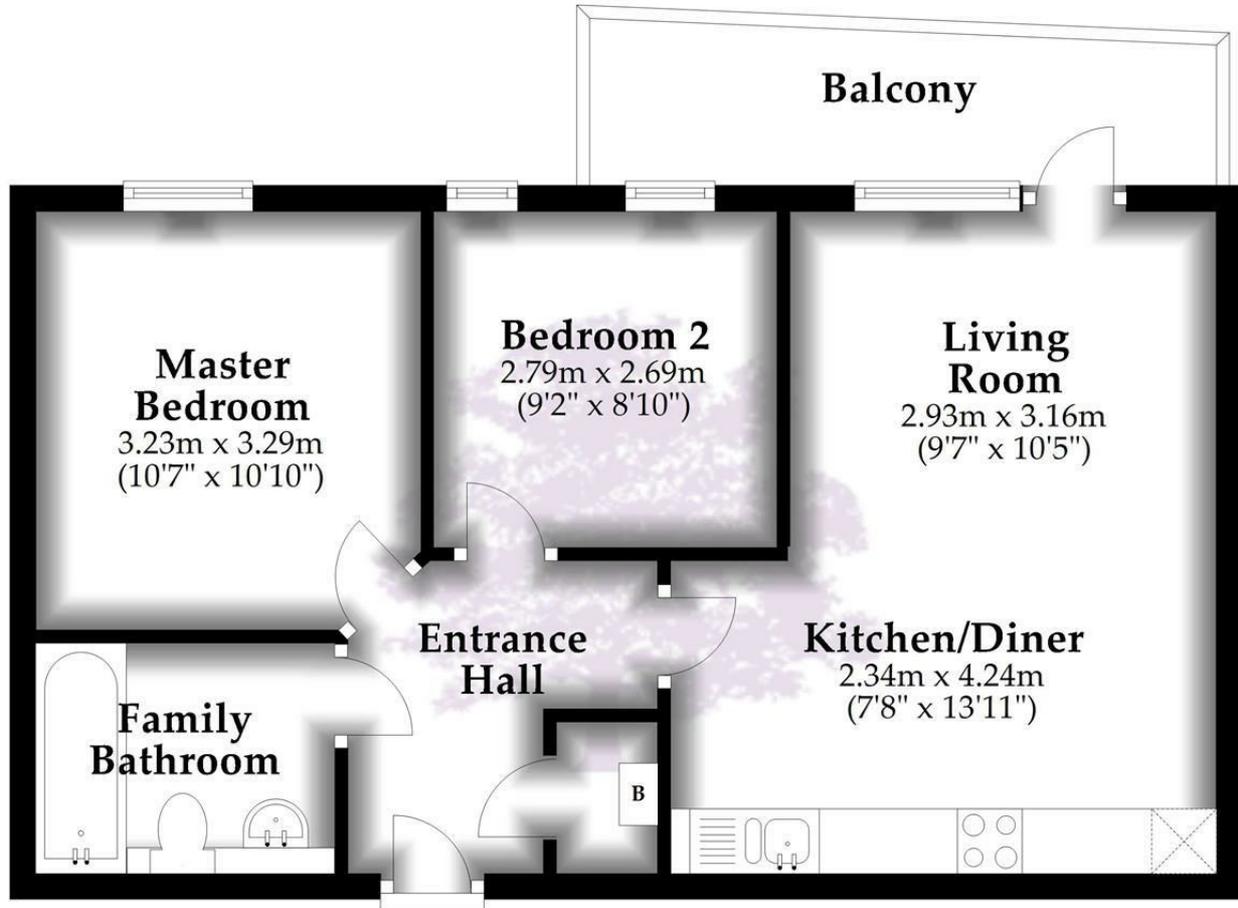


GUIDE PRICE £235,000



First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 47.5 sq. metres (511.4 sq. feet)

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