



15 CENTRE QUAY LOWER BURLINGTON ROAD,  
PORTISHEAD, BS20 7AX

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**GOODMAN  
& LILLEY**



A PIAZZA LEVEL TWO BEDROOM APARTMENT WITH DIRECT ACCESS TO A PRIVATE SOUTH FACING TERRACE AND COMMUNAL PIAZZA WITH MARINA VIEWS. THE OPEN PLAN LOUNGE DINNER ALSO FACES SOUTH AND BENEFITS FROM ALL DAY SUN. THE KITCHEN IS SEPARATED BY DOUBLE DOORS WHICH CAN BE OPENED TO GIVE A FEELING OF SPACE. THIS PROPERTY FURTHER BENEFITS FROM ALLOCATED PARKING AND IS OFFERED WITH NO ONWARD CHAIN.

This spacious piazza level marina apartment boasts two large double bedrooms, two bathrooms and spacious living accommodation. The south-facing living room not only offers a bright and airy space but also provides access to a terrace where you can enjoy the outdoors right at your doorstep.

With allocated parking, you'll never have to worry about finding a spot after a long day out. And the best part? This property comes with no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this beautiful apartment in a sought-after area. Whether you're looking for a new home or an investment opportunity, this property has it all. Book a viewing today and envision the possibilities that await you at Lower Burlington Road.

### Accommodation comprising

#### Entrance hall

Secure entrance door, boiler cupboard housing electric central heating boiler and hot water system and additional shelving, single panelled radiator, telephone point, entry phone, doors to all accommodation.

#### Living Room

A light and airy South facing room with two floor to ceiling double glazed windows and double glazed French doors opening to the balcony, TV point, telephone point, two double panelled radiators, double doors to kitchen.

#### Terrace

Piazza level terrace with low level wall providing privacy and security. Direct access to the piazza with stunning marina views.

#### Kitchen/diner

Fitted with a matching range of base, drawer and eye-level units with worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splash backs, extractor fan, space for washing machine, fridge/freezer, fitted electric fan assisted oven, built-in four ring halogen hob with pull out extractor hood over, uPVC double glazed window to side, single panelled radiator.

#### Bedroom One

Double glazed window to side, built-in double wardrobes, single panelled radiator, telephone point, TV point, door to en-suite.

#### En-suite

Re-fitted with three piece modern white suite comprising; recessed tiled shower enclosure with fitted shower, pedestal wash hand basin, low-level WC, heated towel rail, tiling to splash prone areas, extractor fan, obscure double glazed window to side aspect and chrome heated towel rail.

#### Bathroom

Fitted with three piece modern white suite comprising; deep P shaped panelled bath with shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splash backs, heated towel rail, extractor fan, shaver point.

#### Bedroom Two

Double glazed window to side, double radiator.

#### Parking

One allocated parking space outside the main front door of the building.

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- Two double bedrooms
  - Private south facing terrace
  - Allocated parking
  - Walking distance to many amenities
  - No onward chain
  - Piazza level
  - Two bathrooms
  - Set just off of the marina front
  - Direct access to the communal piazza with marina views

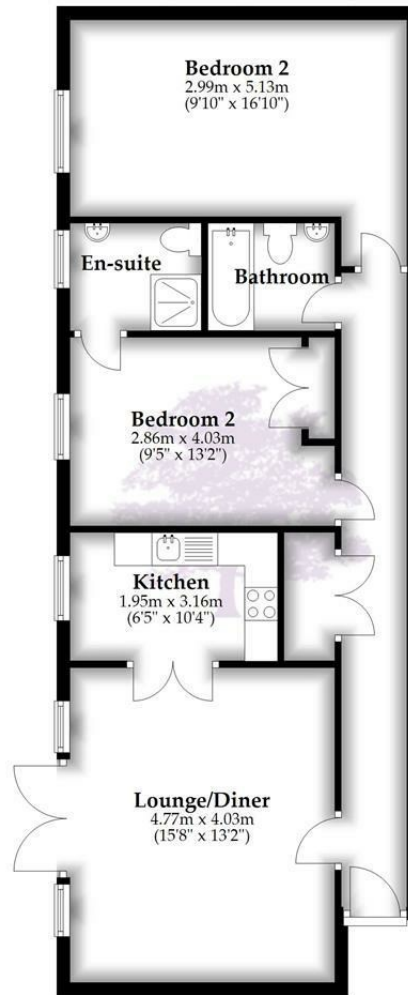


GUIDE PRICE £320,000



## Piazza level

Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 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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