



545 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7QF

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GOODMAN  
& LILLEY











# 545 NEWFOUNDLAND WAY

## PORTISHEAD BS20 7QE

# GUIDE PRICE

## £450,000

A unique opportunity to acquire a stunning second floor, three-bedroom apartment presented in beautiful condition throughout with spacious balcony affording panoramic views of the estuary and marina lock gates.

The beautifully appointed accommodation comprises; entrance hall, open plan living room with feature floor to ceiling window and door combination, flooding the room with natural light and affording a truly breathtaking 270-degree view of the estuary and marina lock gates, the room consists of a dining area providing ample room for a table and chairs, leading through to the kitchen. A spacious canopied balcony takes full advantage of the picturesque views, ideal for entertaining family and friends or relaxing with a glass wine, three well-proportioned bedrooms, master with en-suite and a family bathroom completes this impressive home. The apartment is well served by a lift and gated access leading to the parking area with the apartment benefiting from allocated undercroft parking spaces for two vehicles.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to enjoy and visit with a super selection of new bars, restaurants, coffee shops and a convenience store around the Marina, it has never been a better time to buy here and enjoy the tranquility, yet vibrancy that this lovely location offers. The prime positioning of the apartment also provides ease of access to the nearby Nature Reserve, Lake Grounds, home to the open air swimming pool and amenities found at Portishead's traditional Victorian High Street. 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.

Goodman & Lilley anticipate a good degree of interest due to the convenient location and the benefit of having outside space. Call us today on 01275 430440 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 Ground rent of £300 (Fixed) and Management fees of approximately £1,600 a year. (These charges need to be checked with your legal representative and can only be used as a guide).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Mains Water & Drainage

### Beautifully Presented Accommodation Comprises:

#### Entrance Hall

Secure front door opening to the entrance hall, entry phone system, panel radiator, telephone point, karndean flooring, doors opening to all principle rooms:

#### Utility Cupboard

6'8" x 4'5"

Housing wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, additional storage space, extractor fan.

#### Kitchen

6'1" x 13'1"

Fitted with a comprehensive range of modern white wall and base units with under lighting, soft closing drawers and worktop space over, inset stainless steel sink unit with drainer and stainless steel mixer tap, integrated dishwasher, fitted electric fan assisted 'Bosch' oven, built-in four ring gas hob with glazed splashback and pull out extractor hood over, space for fridge freezer, Karndean flooring, panel radiator, recessed ceiling spotlights, extractor fan, open plan to Lounge/Dining Room.

#### Lounge/Dining Room

15'2" x 13'1"

A spacious, light and airy living room compromising of uPVC double glazed window to side taking full advantage of the view over lock gates, double panel radiator, karndean flooring, TV & telephone points, ample space to position a couple of sofas and a good-sized dining room table and chairs, secure uPVC double glazed patio door leading to the balcony, open plan to Kitchen.

#### Canopied Balcony

5'2" x 21'7"

Teardrop shaped balcony, secured by railings and hand rail with timber decked flooring providing the ideal space to sit back and enjoy the vistas of the estuary, Severn Crossings and Marina lock gates to the left.

#### Master Bedroom

15'2" x 9'10"

uPVC double glazed window affording views over the Bristol Channel, fitted double wardrobe with full-length mirrored sliding doors plus hanging rail and overhead storage, panel radiator, TV point, door to:

#### En-suite Shower Room

Fitted with three piece contemporary white suite comprising; recessed tiled double shower enclosure with shower and glass screen, wall hung wash hand basin, feature mirror, low-level WC and chrome heated towel rail, extractor fan, shaver point, full height tiling to three walls, recessed ceiling spotlights.

#### Bedroom Two

11'3" x 10'3"

uPVC double glazed window affording views over the estuary towards the welsh coastline, panel radiator.

#### Bedroom Three

11'3" x 7'7"

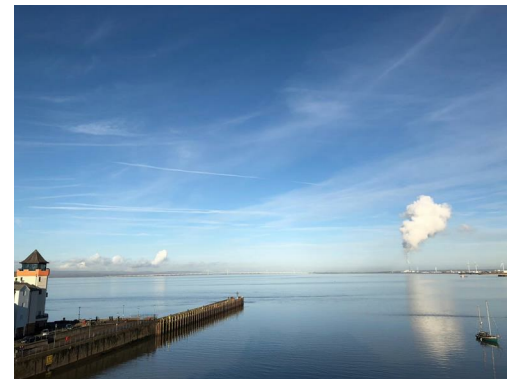
uPVC double glazed window affording the same wonderful view as bedrooms one and two, panel radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low level WC, deep panelled bath with hand shower attachment off chrome mixer tap, wall hung wash hand basin, full height tiling to three walls, feature mirror, shaver point, chrome heated towel rail, extractor fan, recessed ceiling spotlights.

#### Secure Allocated Parking

Gated access leads to the parking area with the apartment boasting two undercroft parking spaces, parking for numerous visitors is also available.



- Three Bedroom Apartment
- Modern Open Plan Living Space
- Lift Service

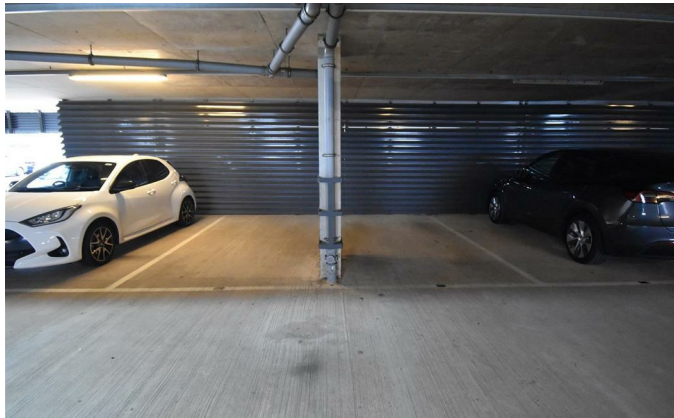
- Master En-suite
- Secure Undercroft Parking For Two
- No Onward Chain

- Impressive Canopied Balcony
- Stunning Views Of The Estuary
- Cash Buyers Only







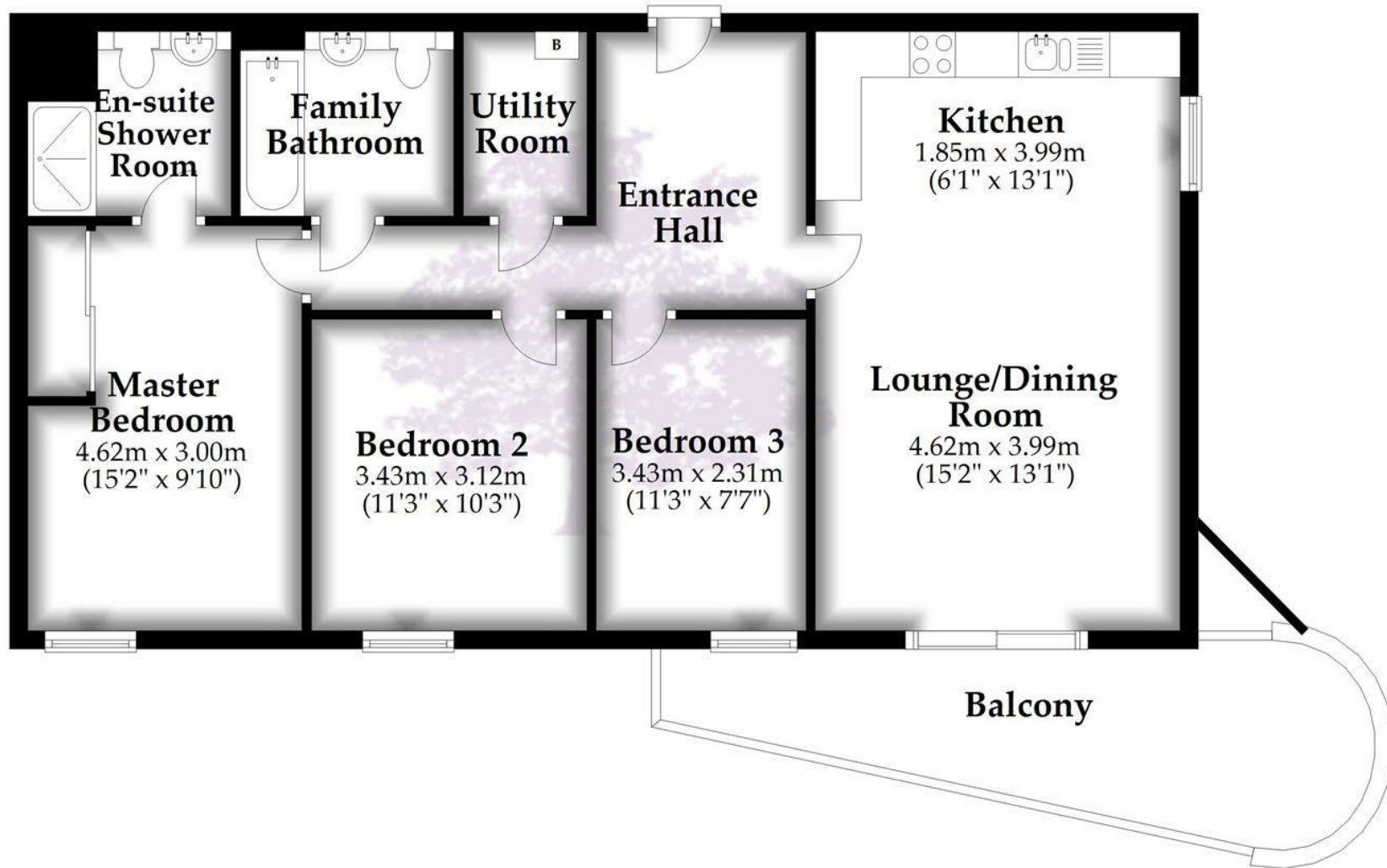


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## Second Floor

Approx. 83.8 sq. metres (902.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.0 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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