



47 MERCHANT SQUARE,  
PORTISHEAD, BS20 7PE

---

GOODMAN  
& LILLEY



A SPACIOUS FIRST FLOOR MARINA APARTMENT WITH A LARGE BALCONY OFFERING GREAT MARINA VIEWS. OFFERED WITH NO ONWARD CHAIN THIS FANTASTIC APARTMENT FURTHER BOASTS ALIGHT AND AIRY OPEN PLAN LIVING SPACE AND ALLOCATED PARKING. AN IDEAL FIRST TIME PURCHASE OR INVESTMENT.

A charming one-bedroom flat located in the heart of Portishead Marina. Situated on the first floor, this delightful property offers marina views, making it a perfect choice for those who appreciate a picturesque setting.

This lovely flat features one reception room, one bedroom, and a well-appointed bathroom. The property is ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative opportunity.

Convenience is key with this flat, as it comes with the added benefit of no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, its prime location ensures easy access to a variety of amenities including bars, shops, and restaurants, all within walking distance.

Whether you're looking for a cozy home with serene water views or a promising investment opportunity, this one-bed marina fronting apartment offers the best of both worlds. Don't miss out on the chance to own a piece of this vibrant and thriving community in Portishead.

### Accommodation comprising:

#### Entrance

Entered via wooden door, wall mounted telecom system, wall mounted radiator, storage cupboard, doors to:

#### Lounge/diner

Wall mounted radiator, TV and telephone points, double glazed window to rear elevation, double glazed door to balcony with marina views and an opening to kitchen.

#### Kitchen

Range of base and wall mounted units with rolled worktop over. Integrated fridge/freezer, washing machine, dish washer, cooker and hob with extractor over. One and a half stainless steel sink unit.

#### Bedroom

A large double bedroom with two windows and a glazed door leading onto the balcony, wall mounted radiator and ample space for wardrobes.

#### Bathroom

White suite comprising of low level WC, wash hand basin, panelled bath with mixer tap and shower over and heated towel rail.

#### Balcony

Enclosed part rendered part glass directly overlooking the marina.

#### Parking

One allocated parking space and visitors spaces on a permit basis.

- 
- Fully refurbished throughout
  - large bedroom with views over the marina
  - Modern kitchen and bathroom
  - Walking distance to shops, bars and restaurants
  - No onward chain
  - Marina Fronting balcony with views
  - Open plan living space
  - Allocated parking for one
  - Great transport links into Central Bristol
  - First floor Marina apartment

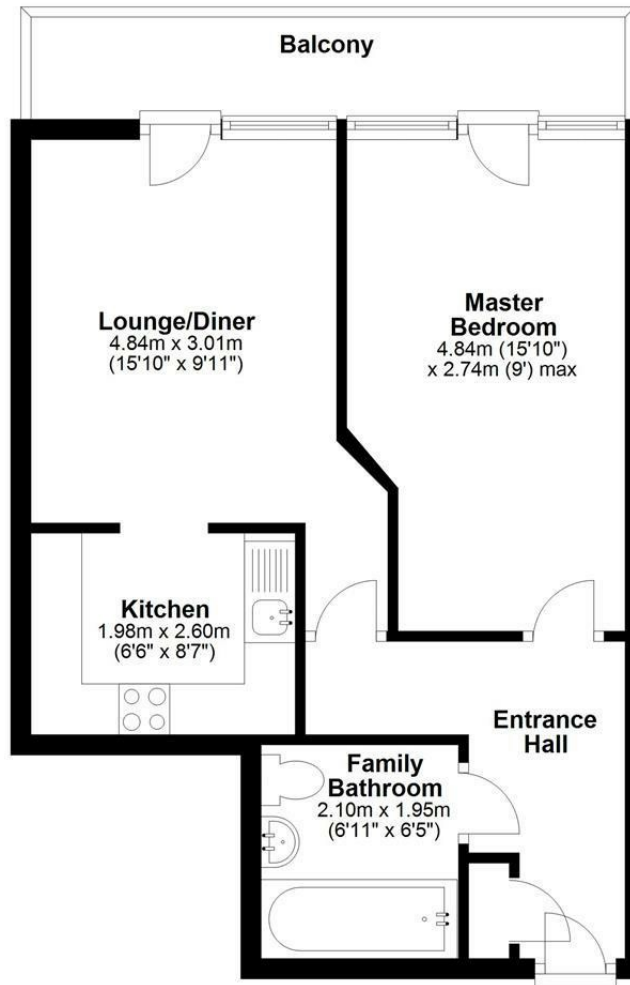


GUIDE PRICE £210,000



## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 42.0 sq. metres (452.4 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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.