



431 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7QH

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GOODMAN  
& LILLEY



A MODERN AND SPACIOUS APARTMENT OCCUPYING A PRIME POSITION WITH A SOUTHERLY FACING BALCONY OVERLOOKING THE MARINA. MODERNISED TO A FANTASTIC STANDARD THE PROPERTY IS PRESENTED IN GREAT CONDITION THROUGHOUT AND BOASTS OPEN-PLAN LIVING, BRAND NEW KITCHEN WITH QUARTZ WORKTOPS AND A DOUBLE BEDROOM.

This purpose-built flat offers a modern and stylish living space, perfect for those seeking comfort and convenience. The property boasts a spacious open plan living space with a recently refitted kitchen, spacious bedroom and secure allocated parking.

Presented in immaculate condition, this apartment features a high-end kitchen with quartz worktops, adding a touch of luxury to your everyday cooking experience. The recent modernisation of the property ensures that you can enjoy a contemporary lifestyle with all the necessary amenities.

One of the highlights of this apartment is the stunning marina views that can be enjoyed from the large south-facing balcony. Imagine waking up to the sight of boats gently swaying in the marina, creating a picturesque backdrop for your daily routine.

### Accommodation Comprising

#### Entrance Hall

Spacious entrance with doors to all principle rooms, boiler cupboard and storage cupboard.

#### Open-Plan Living Space

A bright and airy room flooded with natural light, the living space of this property provides modern living with fantastic marina views and a access to a large south facing balcony. The modern kitchen fitted with a range of matte grey wall and base units, quartz worktop with matching upstands and integrated appliances. Seamlessly flowing from the kitchen there is ample space for both lounge and dining areas, with wall to wall sliding doors giving access to the balcony.

#### Bedroom

A large double bedroom with a floor to ceiling window overlooking the balcony and marina view beyond. Built in wardrobes with mirror fronted sliding doors offering an array of hanging and shelving space.

#### Bathroom

A modern bathroom fitted with a three piece suite comprising; Panel bath with shower over and glass screen, low level WC and pedestal sink. Tiled walls to all wet areas, wall mounted mirror and chrome heated towel rail.

#### Balcony

A large south facing balcony with composite deck boards and glass balustrading.

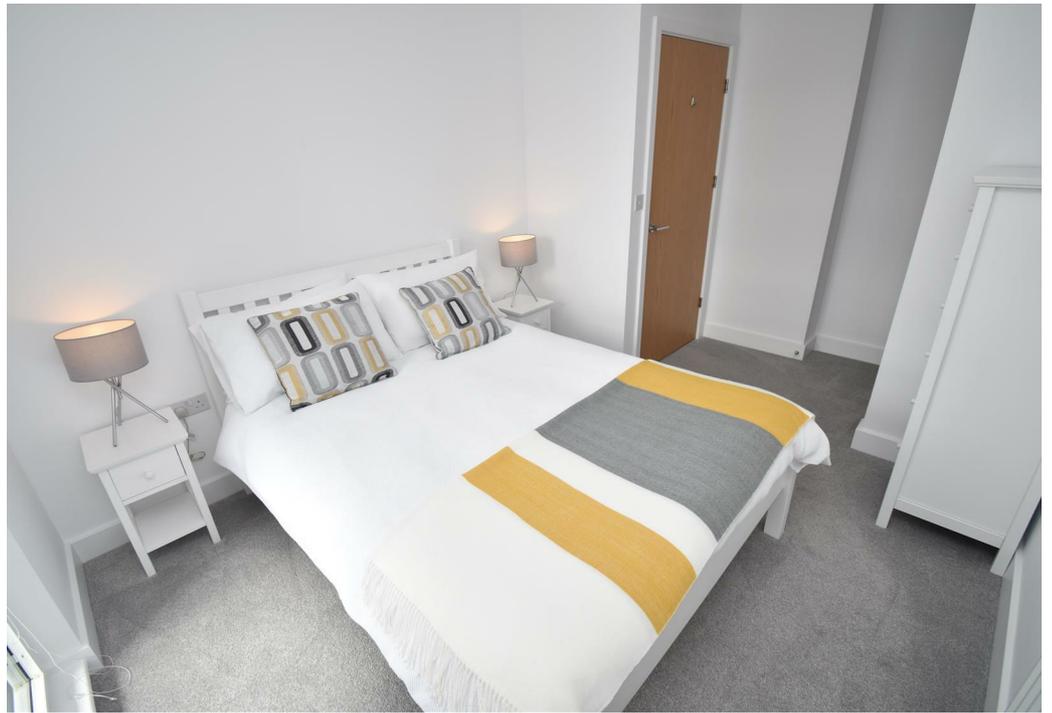
#### Allocated Parking

One allocated secure parking space and permit visitors parking.

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- Modern Marina Apartment
  - Open-Plan Living Space
  - Secure Allocated Parking
  - Close To Amenities
  - Brand New Kitchen
  - Large South Facing Balcony With Marina Views
  - Sold With No Onward Chain
  - Viewing Highly Advised

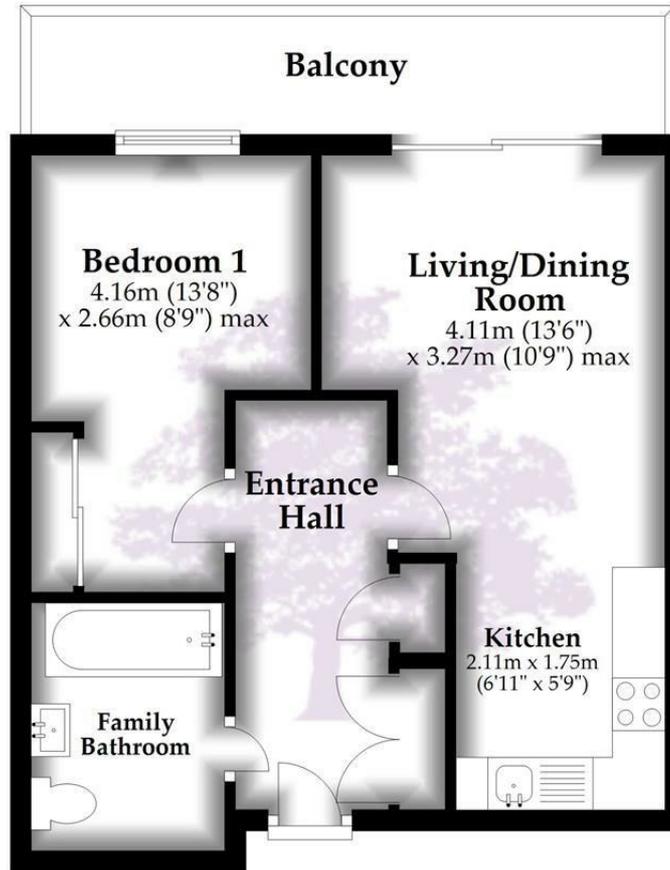


GUIDE PRICE £275,000



## Third Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 41.3 sq. metres (444.6 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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