



FLAT 57, BRUNEL COURT, HARBOUR ROAD,
PORTISHEAD, BS20 7JH

**GOODMAN
& LILLEY**



A HIGHLY DESIRABLE RETIREMENT APARTMENT LOCATED IN THE SOUGHT-AFTER BRUNEL COURT, PORTISHEAD. THIS RARE ONE BEDROOM APARTMENT BOASTS A PRIVATE BALCONY, PERFECT FOR ENJOYING A CUP OF TEA WHILE TAKING IN THE SERENE SURROUNDINGS.

Situated in the heart of the town, within easy walking distance to Portishead's traditional High Street and Port Marine. One of only a handful of its design, the apartment briefly comprises; entrance hall, one double bedroom, spacious lounge/diner with a balcony, bathroom and a kitchen.

Brunel Court was built by McCarthy & Stone (Developments) Ltd and consists of 68 apartments arranged over four floors. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty, there is a 24 hour emergency response system. It is a condition of purchase that all residents are over the age of 60 years or, in the case of a couple, one must be over 60 years and the other 55 years. Brunel Court offers regular social activities for their residents, which include morning coffee and afternoon tea giving the opportunity to socialise with neighbours (if you want to) in a comfortable and easily accessible environment. The residents lounge is fully furnished and provides residents with an area to meet friends or spend time with family. The building also benefits from a twin bedded guest room with en-suite facilities for visiting relatives or friends. Furthermore, nearby amenities include Waitrose, Costa Coffee, Portishead library and Lloyds Chemist. Many more shops can be found along Portishead's High Street, which is a short, level walking distance from Brunel Court.

Leasehold with Management charges.

With the accommodation on offer, coupled with the convenient location, this apartment is sure to appeal. Call now for your appointment to view on 01275 430440.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 12 miles, Bristol Temple Meads 8.5 miles, Bristol Airport 12 miles (distances approximate)

Accommodation Comprising

Entry via secure intercom controlled front and rear entrance doors to the communal hallway with lift or stairs access to the second floor.

Communal Entrance

Secure entry system, lift service.

Entrance Hall

Secure entrance door into entrance hall, meter cupboard, careline intercom system, airing/store cupboard, doors to all accommodation.

Lounge/Diner

A larger than average lounge/diner with the added benefit of a study/hobby area. Double glazed window to rear, door to rear leading onto the balcony, electric fire with feature fireplace, television point, electric radiator.

Balcony

A great sized balcony enjoying a pleasant outlook over the communal gardens, tiled floor, glazed windbreak with balustrade.

Kitchen

Double glazed window to side, wall and base units with inset stainless steel sink with mixer taps over, electric hob with extractor over, electric oven, space for fridge and freezer.

Bedroom

Double glazed window to side, electric radiator, fitted wardrobes, telephone point, careline pull cord.

Shower Room

Walk-in shower cubicle, vanity wash hand basin, low level WC, vinyl flooring, tiled walls, extractor fan, electric towel heater.

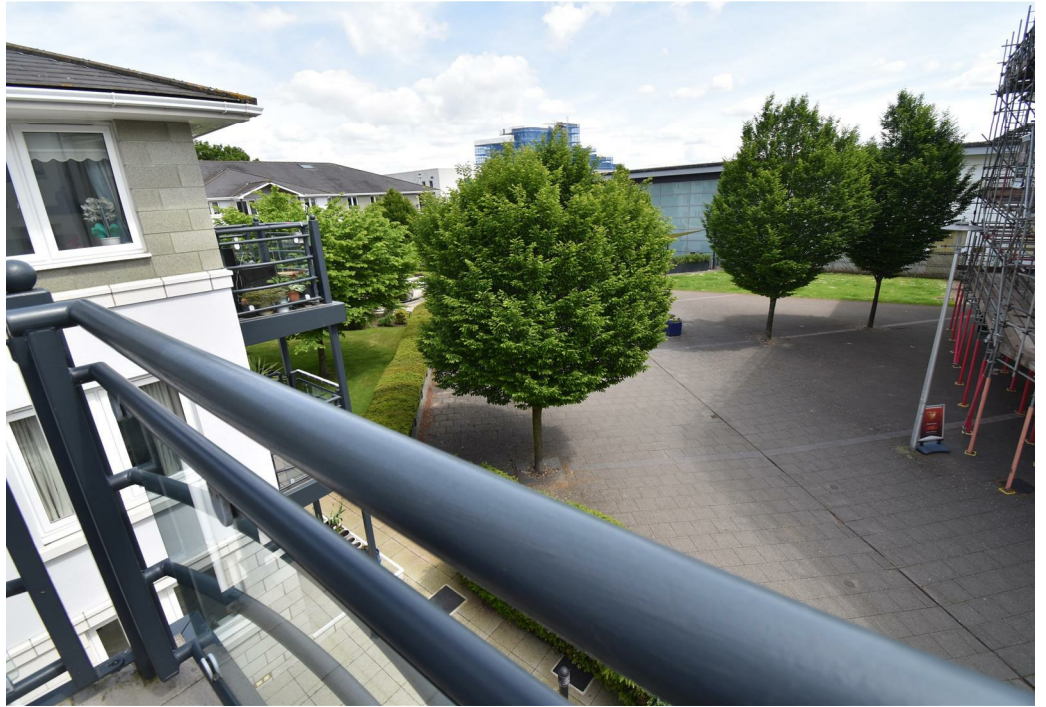
Communal Facilities/Parking

Brunel Court has an array of communal facilities including, communal lounge with conservatory area leading onto the garden, laundry room and a guest suite that can be rented by visiting family or friends. There is also a building manager. Ample parking on a first come first serve basis.

- Desirable Retirement Apartment
 - Private Sunny Balcony
 - Great Outlook From All Of The Accommodation
 - Walking Distance To Waitrose & Marina
- One Double Bedroom
 - Generous Living Space With A Study/Hobby Area
 - Separate Kitchen
 - No Onward Chain

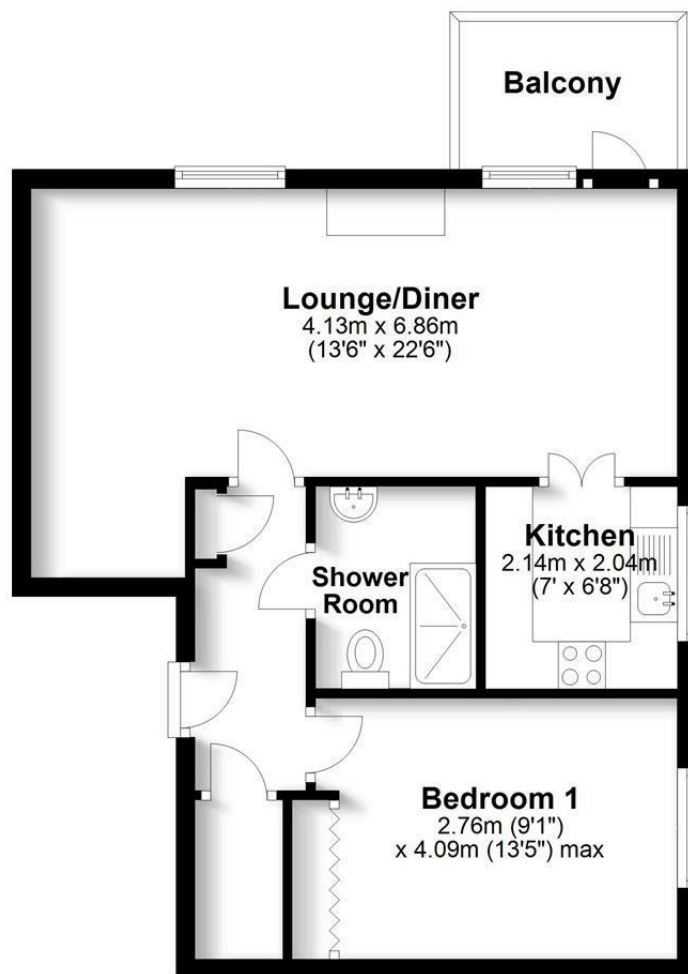


£219,950



Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Total area: approx. 49.0 sq. metres (527.3 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



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.