



64 LOCKSIDE,
PORTISHEAD, BS20 7AF

GOODMAN
& LILLEY



LOCATED IN A PRIME POSITION WITHIN CLOSE PROXIMITY TO THE LOCK GATES IS THIS IMPRESSIVE, 4TH FLOOR LATERAL APARTMENT AFFORDING SPECTACULAR VIEWS OF THE MARINA AND THE ESTUARY.

In brief, the property comprises; generous entrance hall, cloakroom/utility cupboard, open-plan triple aspect living room kitchen/dining room with a marina facing balcony. The bedrooms are both doubles, two en-suites with both bedrooms enjoying views of the marina or the estuary. An allocated parking space completes the package to this impressive 4th floor apartment.

Port Marine offers the city professional the ideal lifestyle, whether it's hopping onto a boat, or wanting bars and restaurants on your door step this property offers it all. For retired couples the balconies offer the ideal vantage spot to relax and watch maritime life pass by. A short stroll along the quayside opens up the gate house, lock or at the other end of the marina the facilities of Waitrose and Portishead's traditional High Street.

Goodman & Lilley recommend an early inspection to appreciate the vistas and the overall size of the property. Call our sales team to arrange your next appointment to view. 01275 430440/sales@goodmanlilley.co.uk

M5 (Junct 19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold - Management Charge Of Approximately £2300 PA & Ground Rent Of £150 PA

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley - 01275 430440

Accommodation Comprising:

Entrance Hall

Secure front door opening to the spacious entrance hall, a great first impression with doors opening to all of the accommodation, accessed via phone entry system, radiator, double cupboard housing the electric fired boiler serving the heating and domestic hot water.

Cloakroom

Fitted with a washing machine with plumbing for a low-level WC, pedestal wash hand basin, radiator, extractor fan, plumbing for a washing machine as the room is currently used as a utility room by the current owner.

Open-Plan Living Room

This wonderful living room enjoys a triple aspect, light and airy in its appearance with elevated views of the marina to the south and to the east. The room is open-plan creating a sociable entertaining space with ample space to position lounge furniture. From the living area, the balcony can be conveniently accessed providing the ideal place to sit back and enjoy the marina views, radiators, TV & telephone point.

Balcony

The balcony is screened by glazed wind break panels and provides the ideal place to sit back and enjoy the stunning marina orientation whilst dining alfresco in the warmer summer months.

Open-Plan Kitchen/Dining Room

The kitchen is fitted with a comprehensive range of white high-gloss wall, base and drawer units with wood block work surfaces over, under pelmet down lighting, inset one and a half bowl stainless steel sink with swan neck mixer tap, metro tiled splash backs, integrated dishwasher, eye-level electric fan assisted oven, four ring induction hob with extractor hood, wood laminate flooring, double glazed window to the rear aspect, ample space for a freestanding fridge/freezer, space to position a dining room table and chairs.

Master Bedroom

A good sized room with uPVC double glazed window to the front aspect enjoying stunning marina views, radiator, built-in wardrobes with shelves and hanging rails, TV & telephone point, door to:-

En-Suite Bathroom

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, deep panelled bath with shower attachment, heated towel rail, glazed shower screen, tiling to splash prone areas, extractor fan,

Bedroom Two

Another good sized room, enjoying a dual aspect with uPVC double glazed windows to the rear and side aspects with one of the windows enjoying stunning views of the estuary in the distance, TV & telephone points, radiators, door to:-

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, double shower enclosure with mains shower, heated towel rail, tiling to splash prone areas, extractor fan, obscured window to the side aspect.

Allocated Parking Space

The property features one allocated parking space which is located close to the apartment.

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- 4th Floor Lateral Apartment
 - Two En-Suites
 - Elevated Marina Views
 - Allocated Parking Space
 - Balcony With Prime Marina Views
 - Two Double Bedrooms
 - Open-Plan Living/Dining/Kitchen
 - Lift Service
 - Prime Marina Location

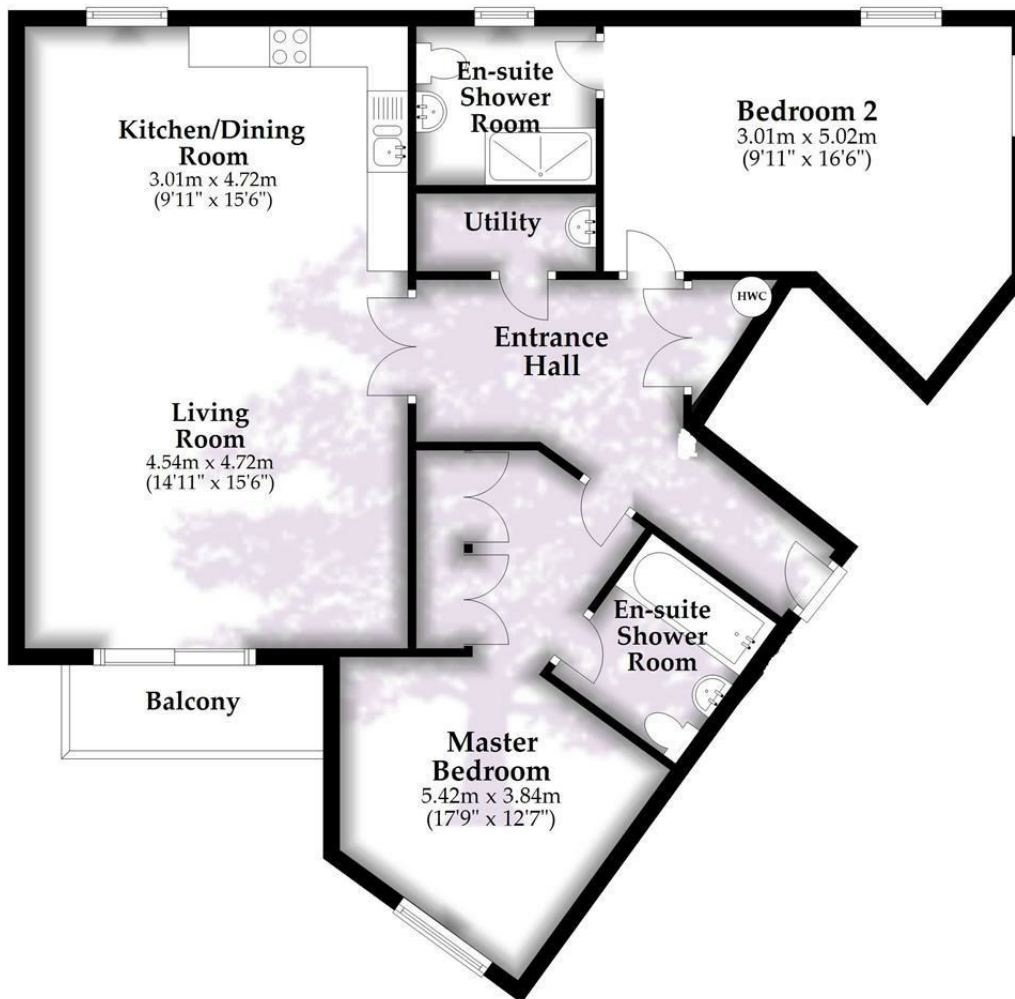


GUIDE PRICE £380,000



Fourth Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

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