



122 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7PT

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**GOODMAN  
& LILLEY**



LOCATED WITHIN ONLY A SHORT DISTANCE OF THE VIBRANT MARINA IS THIS DESIRABLE, TWO BEDROOM APARTMENT SITUATED ON THE UPPER FLOOR FEATURING 10 FT HIGH CEILINGS AND GLORIOUS NAUTICAL VIEWS OVER THE BOATYARD TO THE REAR ASPECT.

Located within only a short distance of the vibrant Marina is this desirable, two bedroom apartment situated on the upper floor featuring 10 ft high ceilings and glorious nautical views over the boatyard to the rear aspect.

In brief, the accommodation comprises; entrance hall, two double bedrooms, bathroom, kitchen and lounge/diner with floor-to-ceiling window flooding the room with natural light. The property also features an allocated parking space close to the apartment.

The Marina offers the city professional the ideal lifestyle, whether its hopping onto a boat, or wanting bars and restaurants on your door step this property offers it all. For first time buyers the vibrancy of area is a real pull with the H&W a short stroll away. Add in the ease of access to the M5 motorway and Bristol International Airport, this really does offer the height of modern living.

Accordingly, Goodman & Lilley anticipate a good degree of interest due to the extremely convenient location. 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 management charges.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water, Gas, Mains Drainage

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

### Accommodation Comprising:-

#### Entrance Hall

Secure front door opening to the entrance hall, phone entry system, uPVC double glazed window to the rear aspect, two storage cupboard, two radiators, telephone point, access to roof space via loft hatch, doors opening to all of the accommodation.

#### Lounge/Diner

A wonderful, light and airy room enjoying a dual aspect with a Full height uPVC double glazed window to the front aspect, uPVC double glazed window to rear aspect enjoying views of the boatyard to the rear aspect, two radiators, TV & telephone point, glazed door opening to the kitchen.

#### Kitchen

Fitted with a matching range of modern base and eye level with drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, extractor fan, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the rear aspect with boatyard views, vinyl flooring.

#### Master Bedroom

uPVC double glazed window to front aspect, radiator.

#### Bedroom Two

uPVC double glazed window to front aspect, radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over, pedestal wash hand basin, tiled splashbacks, extractor fan, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

#### Allocated Parking

An allocated parking space resides to the rear of the property.

- Two Bedroom Apartment
- Feature 10 FT Ceilings
- Allocated Parking
- Pleasant Outlook
- Lounge/Diner
- Vibrant Marina Location
- No Onward Chain
- Viewing Advised

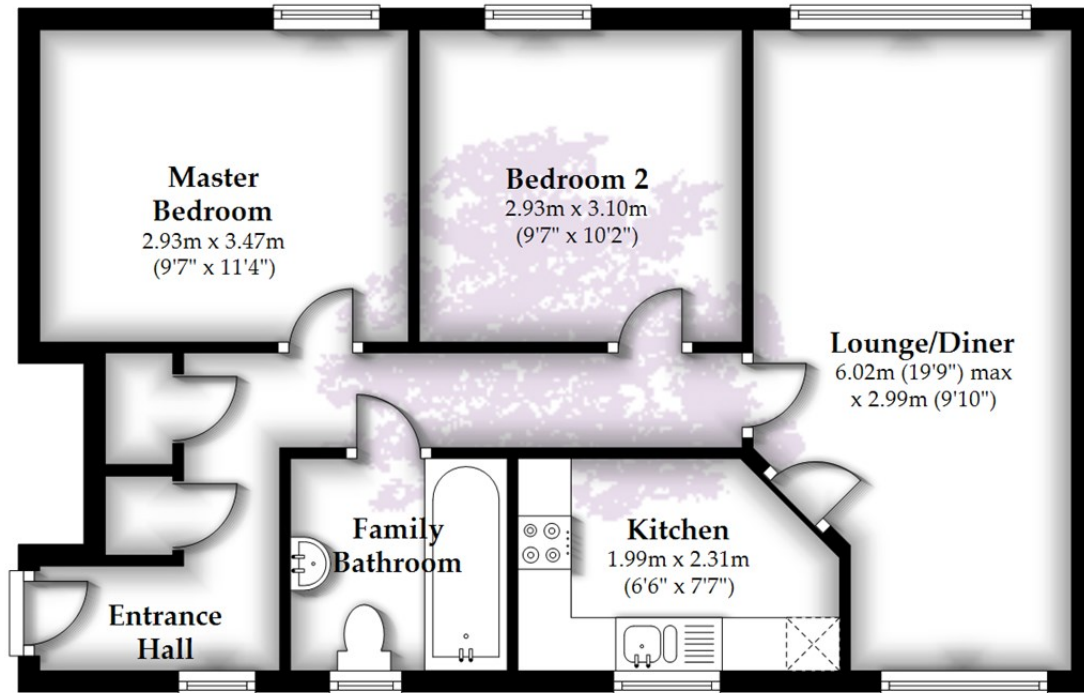


£224,950



## Second Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 57.2 sq. metres (616.1 sq. feet)

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