GOODMAN & LILLEY



23 MILES CLOSE, PILL, BS20 0LH

GUIDE PRICE £180,000

# 23 MILES CLOSE

## PILL, BS20 0LH

An excellent opportunity for first-time buyers and investors alike, this well-presented two-bedroom apartment is situated within the highly sought-after St Katherine's Park development. Renowned for its attractive surroundings, residents can enjoy access to picturesque fishing lakes, woodland walks and a charming cricket pavilion, creating an idyllic setting for those seeking a balance between town and country living.

The apartment offers bright and well-proportioned accommodation throughout, with an entrance hall providing access to all principal rooms. At the heart of the home is a spacious open-plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. Enjoying a pleasant outlook over the rear of the building towards the communal gardens, this inviting living space is filled with natural light. The kitchen is fitted with a range of contemporary wall and base units with sleek white gloss fronts, complemented by contrasting black work surfaces.

The accommodation is further enhanced by two well-proportioned bedrooms, both enjoying views over the front of the building, and a modern family bathroom fitted with a white suite comprising a panelled bath with shower over, wash basin and WC.

Offered for sale under a restricted sale scheme, this apartment presents an exceptional opportunity for eligible purchasers to secure an affordable home within this desirable development. Prospective buyers are encouraged to contact Goodman & Lilley on 01275 430440 or sales@goodmanlilley.co.uk to discuss the scheme criteria, confirm eligibility and arrange an internal inspection.

### PARKING

The property further benefits from an allocated parking space conveniently located adjacent to the building, together with a number of visitor parking spaces for guests.

### LOCATION

Occupying a desirable position on the prestigious Miles Close in Ham Green, this attractive residence enjoys a peaceful setting adjacent to open green space while remaining exceptionally well connected. The location is ideal for those who enjoy an active outdoor lifestyle, with the Pill to Bristol cycle path, Ham Green Lakes and a variety of countryside walks all nearby.

Despite its tranquil surroundings, the property is conveniently located for both Clifton Village and the marina town of Portishead, while excellent transport links via the M4 and M5 provide easy access to Bristol, London and the wider South West.

### AGENT NOTES

M5 (J19) 0.5 miles, M4 (J20) 11 miles, Bristol Parkway 12 miles, Bristol Temple Meads 8.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with management charges approx. £1500 a year, ground rent is £360 a year

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

EPC Rating: B

New boiler/water heater fitted in 2024 as well.

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



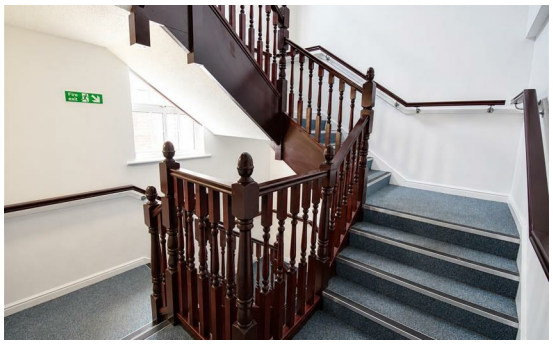










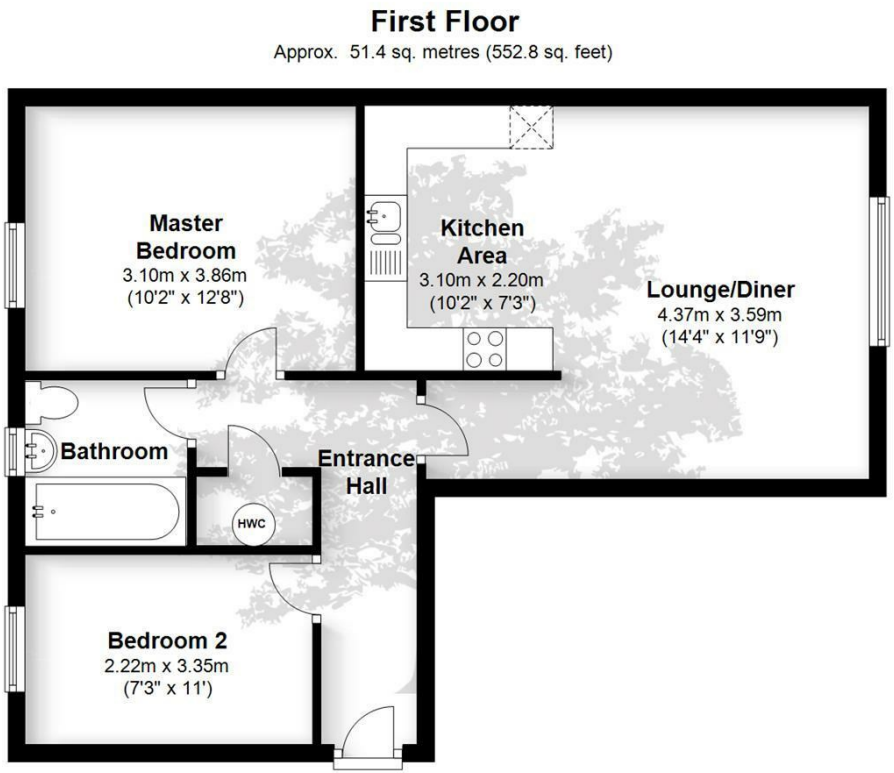








# FLOORPLAN



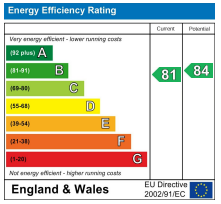

Total area: approx. 51.4 sq. metres (552.8 sq. feet)

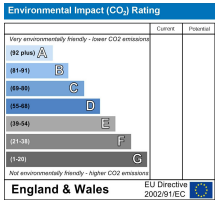
2 Bedrooms
Tenure - Leasehold

null Reception Rooms
Total 552.80 sq ft

1 Bathrooms
Council tax band - B

- First-Floor Apartment
- Open Plan Living
- Affordable Housing Scheme - North Somerset
- Communal Gardens
- Two Bedrooms
- Well Presented Throughout
- Allocated Parking Space
- Prime Village Location




GOODMAN & LILLEY

## GOODMAN & LILLEY BRANCH NETWORK


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Opening hours vary slightly in each office
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Saturday 9.00am–4.00pm