



23 PIER CLOSE,
PORTISHEAD, BS20 7BU

**GOODMAN
& LILLEY**



OFFERING FANTASTIC SPACE AND PEACE OF MIND WITH THE EXTERIOR SAFETY WALL CERTIFICATE (ESW1) IN PLACE WITH NO CLADDING AND GROUND RENT SET FOR THE NEXT TWENTY YEARS IS THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT WITH SOUTHERLY FACING BALCONY SITUATED ON THE POPULAR PORT MARINE DEVELOPMENT.

This modern apartment offers a delightful open plan living space with balcony affording a delightful southerly facing balcony, modern fitted kitchen, two double bedrooms, master with fitted wardrobes and en-suite bathroom complete with separate double shower, family bathroom and spacious entrance hall providing room for a study completes the internal accommodation. Externally the apartment benefits from a lift service and secure undercroft parking.

Situated in a convenient position close to the Marina, The Royal Public House, woodlands at Eastwood and a super selection of new bars, restaurants, coffee shops and a convenience store appearing around the new Marina, it has never been a better time to buy here and enjoy the tranquillity, yet vibrancy that this lovely location offers.

Goodman & Lilley anticipate a good degree of interest due to the convenient location and the benefit of having outside space. 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 Ground rent £100 per annum fixed for the next twenty years, Management fees of £190 per month (these charges need to be checked with your legal representative and can only be used as a guide).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Gas, Mains Water & Drainage

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

Accommodation Comprising:

Entrance Hall

Secure entrance door opening to the bright and welcoming entrance hall with ample space for a desk, uPVC double glazed bay window to front, fitted storage cupboards with hanging space and additional shelving, boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water and hot water tank, radiator, recessed ceiling spotlights, doors to all principle rooms.

Lounge/Diner

With uPVC double glazed window to front and secure uPVC double glazed french doors leading to the balcony flooding the room with natural light, two radiators, TV & telephone points, recessed ceiling spotlights, open plan to kitchen.

Kitchen

Fitted with a comprehensive range of modern wood fronted base and eye level units with underlighting, drawers and worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge, freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, recessed ceiling spotlights.

Balcony

A generous, covered balcony affording a delightful sunny aspect.

Master Bedroom

uPVC double glazed window to rear, fitted double wardrobes, radiator, TV and telephone points, door to:

En-suite Bathroom

Fitted with four piece modern white suite comprising; deep panelled bath, pedestal wash hand basin with tiled splashbacks, recessed tiled double shower enclosure with fitted shower and low-level WC, chrome heated towel rail, extractor fan, shaver point, uPVC obscure double glazed window to side, recessed ceiling spotlights.

Bedroom Two

UPVC double glazed window to rear, radiator.

Family Bathroom

Fitted with three piece modern white comprising; deep panelled bath with shower attachment off mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, chrome heated towel rail, recessed ceiling spotlights.

Outside

Secure undercroft parking space for one vehicle, to the rear of the property, enclosed communal gardens can be found, laid predominantly to lawn with a delightful woodland backdrop.

- Second Floor Apartment
- En-suite To Master
- Beautifully Presented Throughout
- South Facing Balcony
- ESW1 Certificate In Place
- Two Double Bedrooms
- Modern Open Plan Living Space
- Lift Service
- Secure Undercroft Parking
- Communal Lawn Gardens

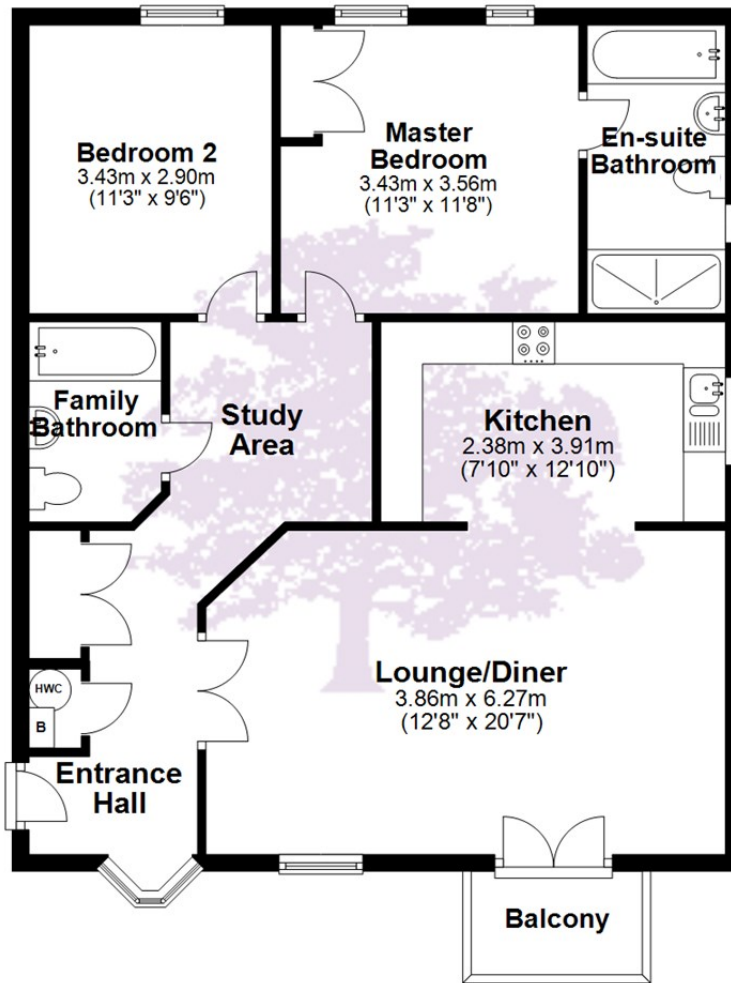


GUIDE PRICE £270,000



Second Floor

Approx. 84.2 sq. metres (906.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)

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