



19 PIER CLOSE,  
PORTISHEAD, BS20 7BU

---

GOODMAN  
& LILLEY



## SITUATED ON THE UPPER SLOPES OF THE POPULAR PORT MARINE DEVELOPMENT IS THIS DECEPTIVELY SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH SOUTHERLY FACING BALCONY.

In brief, the deceptively spacious and light accommodation, which has been lovingly cared for throughout, comprises of; entrance hall with study area, delightful open-plan living space leading to the south facing balcony and kitchen, two double bedrooms, master bedroom with en-suite bathroom, a family bathroom completes the internal accommodation. Externally the property benefits from a secure gated allocated parking space and communal gardens.

The apartment is ideally suited for professional couples, first time buyers or those looking for a second home. The wonderful living space and convenient location mean it's only a short distance from Portisheads vibrant Marina, the Lake Ground and the Victorian High Street.

Call, Click or Come in and visit our experienced sales team on 01275 430440/sales@goodmanlilley.co.uk

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, Mains Drainage

### 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, two fitted storage cupboards with hanging space and additional shelving, radiator, recessed ceiling spotlights, doors opening to all principle rooms.

#### Lounge/Diner

A wonderful bright and airy room with uPVC double glazed window to front, ample space to position a couple of sofa's and a dining room table and chairs, TV & telephone points, coving to ceiling, recessed ceiling spotlights, secure double glazed French doors top balcony, open-plan to kitchen.

#### Kitchen

Fitted with a matching range of modern grey, high-gloss 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 and mixer tap, integrated fridge, freezer, dishwasher and washer/dryer, fitted eye level electric fan assisted oven with built in microwave oven above, four-ring gas hob with extractor hood over, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed window to side, recessed ceiling spotlights.

#### Balcony

A generous, south facing covered balcony affording a delightful sunny aspect throughout the day, perfect for relaxing with a glass of wine or relaxing with a book.

#### Master Bedroom

uPVC double glazed window to rear aspect, fitted double wardrobe(s), radiator, telephone & TV point, door to:

#### En-Suite Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with hand shower attachment off and mixer tap, pedestal wash hand basin, recessed tiled double shower enclosure with fitted shower, half-height tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC obscure double glazed window to side, tiled effect vinyl flooring, recessed ceiling spotlights.

#### Bedroom Two

uPVC double glazed window to rear, radiator, coving to ceiling.

#### Family Bathroom

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

#### Undercroft Parking

The property is blessed secure undercroft parking for one vehicle.

- First Floor Apartment
- Master En-Suite Shower Room
- Canopied Balcony
- Undercroft Parking

- Two Double Bedrooms
- Re-Fitted Kitchen
- ESW1 Certificate Available
- Well Presented Throughout



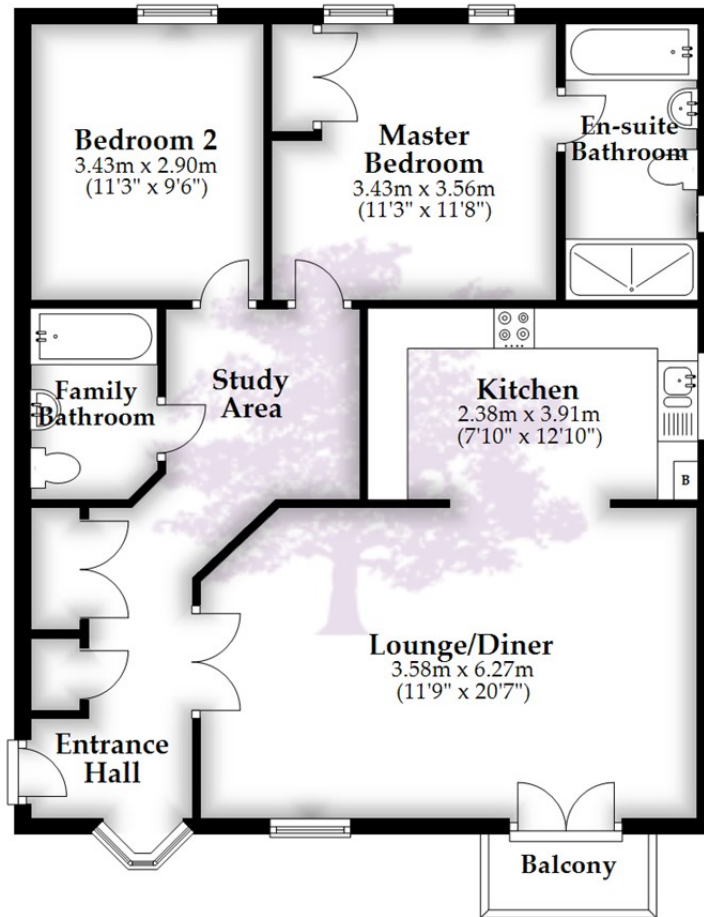
GUIDE PRICE £270,000





## First Floor

Approx. 81.5 sq. metres (877.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.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.