

24 Merchant Square, Portishead, Bristol, Somerset. BS20 7PD

£280,000 Leasehold

REDUCED



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PROPERTY DESCRIPTION

****This property is fully mortgageable with an EWS1 certificate in place and no cladding issues****

HOUSE FOX ESTATE AGENTS PRESENTS....A first floor apartment with views of the Marina from the lounge and balcony.

Set on the highly sought after Marina location, this first floor apartment is offered for sale with no onward chain, and within minutes of the restaurants, cafes, bars, shops, and marina walk way.

The apartment comprises hallway, a fantastic lounge/diner with double doors on to the balcony, the balcony is a lovely place to sit and relax and over looks the Marina, kitchen, 2 bedrooms, bathroom, plus gas central heating, double glazing and parking space.

So if living by a Marina is where you want to be, if you want to enjoy a drink on the balcony and watch the world go by, and you need to move quickly, then look no further and call House Fox Estate Agents

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Set on the Marina
- First floor apartment
- 2 bedrooms
- No onward chain
- Lovely size lounge/diner
- Balcony with views of the Marina
- Parking space



ROOM DESCRIPTIONS

Communal front door to communal hallway

Communal hallway:

Security entry phone system, stairs to the first floor, door to the apartment

Hallway:

Radiator, entry phone

Lounge/diner:

5.90m x 3.55m Minimum (19' 4" x 11' 8") A lovely size room with double doors to the balcony. Radiator, 2 double glazed windows, opening to the kitchen

Balcony:

3.26m x 1.06m (10' 8" x 3' 6") Views towards the Marina

Kitchen:

2.74m x 1.88m (9' 0" x 6' 2") Sink unit, floor and wall units, built in oven and hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine

Bedroom 1:

3.87m x 2.76m (12' 8" x 9' 1") Radiator, built in wardrobe, double glazed window

Bedroom 2:

3.07m x 2.78m (10' 1" x 9' 1") Radiator, double glazed window

Bathroom:

Bath with shower over, shower screen, wash hand basin, low level WC, heated towel rail

Parking:

One allocated parking space, marked 24

NOTE

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FLOORPLAN & EPC

