

Flat 1, 1 Serbert Close, Portishead, Bristol, Somerset, BS20 7ST

Asking Price: £289,950

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- Ground Floor Apartment
- Two Double Bedrooms
- Stunning Condition Throughout
- Ensuite Shower Room
- Family Three Piece Bathroom
- Open Plan Living/Dining/Kitchen Room
- Private Garden
- Allocated Parking
- Close to Amenities
- Public Transport Links
- Town Centre Location





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Located in the heart of Portishead and forming part of an exclusive development, being one of only six two-bedroom apartments in Serbert Close, this beautifully presented two double bedroom ground floor home offers stylish, modern living within walking distance of the town centre, amenities, and excellent transport links.

Property Description:
Completed in 2020, the apartment is situated within a contemporary, well-maintained block with a secure communal entrance hall that reflects the overall high standard of the development. Once inside the apartment, you are welcomed by a practical entrance lobby with overhead storage, leading to a central inner hallway providing access to all principal rooms, including a generous utility/storage cupboard.

Living/Kitchen/Diner:
The standout feature of this apartment is the impressive open-plan living/dining/kitchen area, a bright and inviting space enhanced by its dual-aspect windows. The living and dining areas comfortably accommodate a sofa suite and a four-seater dining table, while double doors open directly onto a private enclosed garden. Designed for both relaxation and entertaining, the garden features a paved patio ideal for al fresco dining, with the remainder laid to shingle, creating a wonderful extension of the living space.

The contemporary kitchen is both stylish and functional, featuring wrap-around worktops that flow into a central island, perfectly defining the space. Fitted with a range of eye and base level units, the kitchen includes integrated appliances comprising a fridge/freezer and dishwasher, a four-ring electric hob with oven beneath, and an inset sink with drainer.

Bedrooms & Bathroom:
To the rear of the property are two well-proportioned double bedrooms, with the principal bedroom benefitting from a modern three-piece en-suite shower room. A beautifully appointed family bathroom serves the second bedroom and guests, complete with a panel-enclosed bath with a rain shower over and glass screen, low-level WC, and a vanity wash hand basin.

Further Benefits:
Further benefits include one allocated parking space, double glazing throughout, efficient electric heating, and the added advantage of a private enclosed garden with a patio for al fresco dining, providing valuable outdoor space with minimal maintenance. This is a superb opportunity to acquire a stylish and low-maintenance home in a prime Portishead location.

Material Information:
The apartment is leasehold and therefore subject to a ground rent and service charge.
We have been advised by the current owners of the following information: Length of lease: Remainder of a 250 year lease from 2020 Ground Rent: £240 p/a Service Charge: £1,500 p/a Please note that this information is correct at the time of publishing but is subject to change.
The home is leasehold. Council Tax Band: C (£2,296.64) p/a for the year 2026/27 - this figure is subject to change)









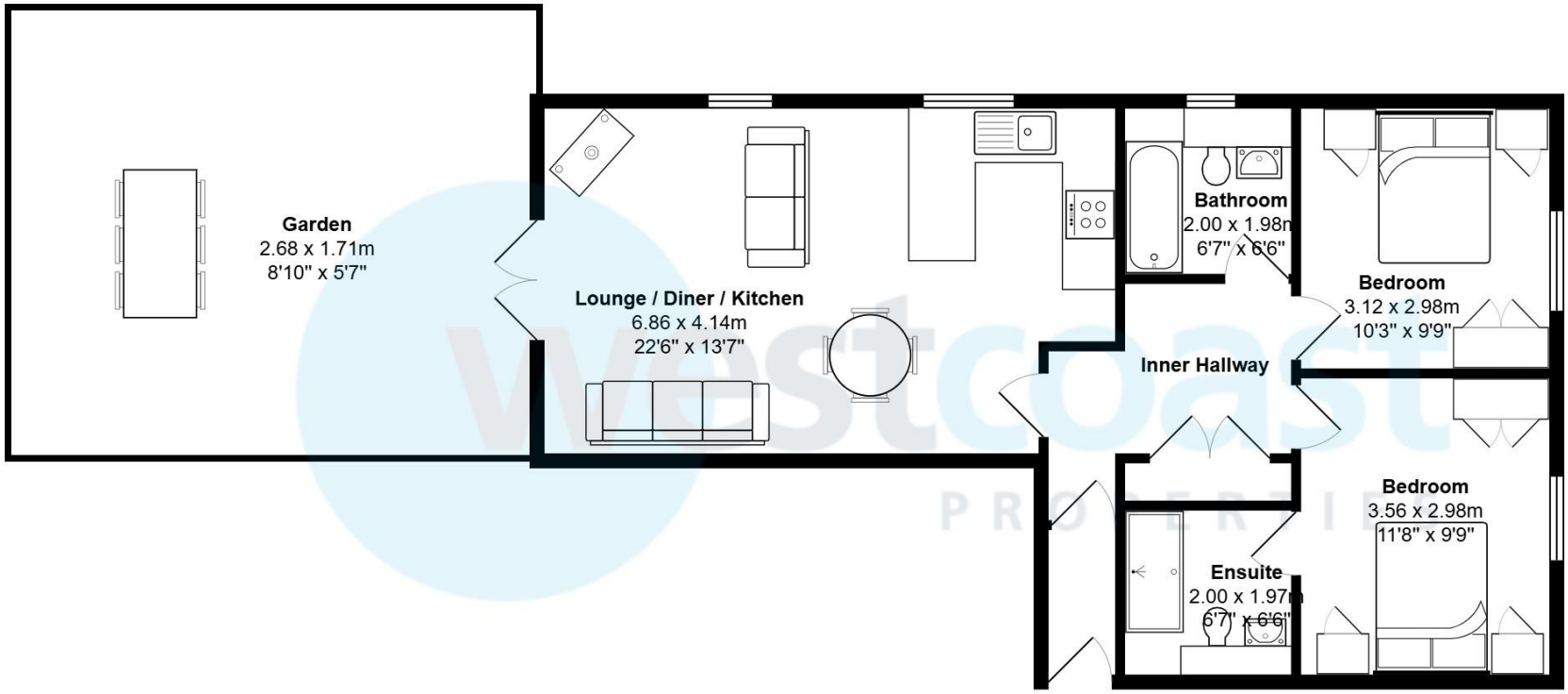

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01275 849362
E-mail: infoportishead@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 66.0 m² ... 711 ft² (excluding garden)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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