



95 Merchant Square, Portishead, Bristol, Somerset, BS20 7PE

Asking Price: £395,000



- Top Floor Apartment
- Two Double bedrooms
- Lift Access
- Far Reaching Views

- Allocated Undercroft Parking
- Well Presented Throughout
- No Onward Chain
- Over 950sqft

- Central Balcony
- Frontline Marina Location





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Property Description:

Positioned on the fifth floor, the uppermost level of the building, this impressive apartment enjoys lift access and truly spectacular uninterrupted views. The property offers spacious and well-balanced accommodation, featuring two generous double bedrooms, two bathrooms, and a bright open plan living space designed for modern living and entertaining. A particular highlight is the private balcony, providing the perfect place to relax and take in the far-reaching panoramic views. Combining space, convenience and an elevated position, this superb apartment offers a wonderful lifestyle opportunity in a highly desirable setting.

Living Accommodation:

The living accommodation is centred around a spacious entrance hall, creating an excellent first impression and providing access to all principal rooms, as well as a useful utility cupboard for additional storage. The impressive open plan living space offers a wonderful sense of space and flow whilst still retaining clearly defined areas for living, dining and entertaining. The kitchen forms an integral part of this sociable space and is notably larger than average, featuring a comprehensive range of wall and base units that provide an excellent amount of storage and worktop space. There is ample room for a dining table, making it ideal for both everyday living and hosting guests. Finished to a modern standard throughout, the open plan living area is bright and welcoming, enjoying incredible far-reaching views and direct access to the centrally positioned balcony. This superb space seamlessly combines the kitchen, dining and living areas, creating the perfect setting to relax, entertain and take full advantage of the spectacular uninterrupted outlook.

Bedroom Accommodation:

The property offers two superb double bedrooms, both well-proportioned and finished to a high standard. Bedroom One is a particularly spacious double room with ample space for built-in wardrobes, a large Velux window flooding the room with natural light, and the added benefit of a modern en-suite shower room. Bedroom Two is also a generous double bedroom and enjoys one of the apartment's most impressive features, with a glazed door and adjacent window providing direct access to the balcony. From here, residents can enjoy truly breathtaking far-reaching views, creating a bright and tranquil space that perfectly complements the property's elevated position. The bedrooms are serviced by a great-sized family bathroom, beautifully finished to a modern standard and fitted with a contemporary suite. Stylishly presented and well-appointed, the bathroom complements the high-quality finish found throughout the apartment and provides excellent accommodation for both residents and guests.

Material information:

Leasehold property

Lease Length

Ground Rent

Service Charge

Council Tax Band C (£2,296.64 correct as of 2026/2027)







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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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:

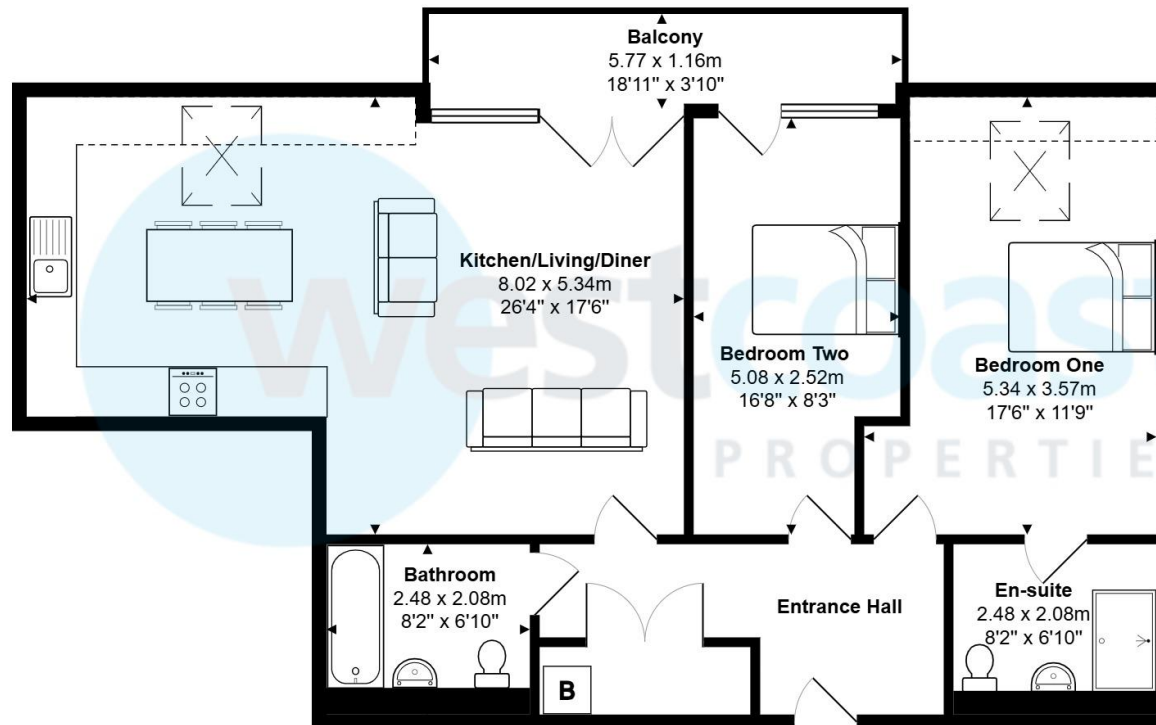
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would 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: 88.9 m² ... 957 ft² (excluding balcony)

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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