



## Sonata House

Port Solent, PO6 4UZ

Asking Price Of

**£365,000**

2nd Floor, Two Bedroom Lock Approach Apartment with magnificent panoramic views towards Porchester Castle. Open plan split level living/dining with kitchen, 2 double bedrooms, ensuite, family bathroom and secure car parking. NO FORWARD CHAIN





# Property Features

- 2 Double Bedroom Apartment
- Open Plan Kitchen/Dining/Living Room
- Portchester Views
- 2 Allocated Parking Spaces
- Main Bedroom Ensuite
- Modern Throughout
- Close to Bars and Restaurants
- Secure Communal Areas
- Quiet Location
- No Onward Chain

## OUTSIDE

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought after Lock Approach.

You approach Sonata House from Lock Approach where you will enjoy magnificent views across to Portchester Castle and the Chalk Cliffs of Portsdown.

The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way.

Once inside you have the choice of the lift or stairs to take you to the second floor, where you will find the generously proportioned communal area.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel, moorings are always available for rent should the world of boating be your interest.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

## HALLWAY

15' 4" x 7' 10" (4.68m x 2.39m) From the second floor communal landing you will find the front door to the apartment, the generous sized hallway leads you to the centre of the apartment, from where the doors to the Living/Dining Room Bedrooms, Family Bathroom and Utility Cupboard can be found.

The hallway has real wood flooring, light modern decor and ceiling lighting, chrome sockets and switches, smoke detector, and radiator.

## LIVING ROOM

12' 4" x 16' 7" (3.78m x 5.06m) From the hallway you go through the solid wood door into the living room which is the centre piece of this modern apartment. It benefits from real wood flooring, patio doors leading to the balcony, and is decorated in light decor with ceiling lighting and fan, radiator with thermostats, and coving.

## BALCONY

11' 9" x 8' 4" (3.6m x 2.55m) This covered marina facing balcony overlooks magnificent views across towards Portchester Castle and Chalk Cliffs of Portsdown. Decking with stainless steel and hardwood railings and outdoor light



## KITCHEN

9' 2" x 8' 11" (2.81m x 2.74m) The kitchen has a comprehensive range of fitted units and appliances with modern light wood units on both wall and floor with a number of feature units and shelving. There are built in appliances to include gas hob with extractor over, built in electric oven and microwave. Slimline dishwasher and washer/dryer. Built in fridge/freezer. This kitchen also offer a stainless steel sink with 1 1/2 bowl and waste disposal, ceramic floor tiles, tiled splashbacks, plinth heater and chrome downlighters plus extractor fan.

## DINING ROOM

11' 6" x 9' 8" (3.52m x 2.95m) The dining area is situated between the living room and kitchen and there is a 'step up' to this area from the lounge. The room offers wood flooring, neutral decor, central ceiling light and fan and electric wall heater.

## MAIN BEDROOM

11' 5" x 9' 10" (3.48m x 3m) The main double bedroom comes complete with a selection of fitted bedroom furniture. There is a 3/4 length water facing window. Finished with light carpet, light decor, ceiling lighting, and radiator.

## MAIN BEDROOM ENSUITE

6' 5" x 3' 11" (1.96m x 1.20m) Fully tiled to walls and floor, this en-suite is the perfect accompaniment to any main bedroom and white sanitary ware to include a corner shower enclosure with thermostatic shower fitted, low level WC and a wall hung wash hand basin. This room has a frameless mirror with stage lighting above, shaver socket, toilet roll holder, radiator, downlighters and an extractor fan.





## BEDROOM 2

11' 9" x 9' 10" (3.6m x 3m) Light and airy this west facing bedroom benefits from a window with views stretching across towards Portchester Castle. The double bedroom has light carpet and light decor and is finished with a radiator, and ceiling lighting.

## BATHROOM

7' 1" x 6' 5" (2.18m x 1.96m) Bathroom with a white suite comprising of a bath with shower over, low level WC, and wall mounted sink.

Tiled floor and walls with a frameless mirror with stage lighting over, shaver socket, toilet roll holder along with downlighters and a radiator.

## UTILITY CUPBOARD 1

Housing the apartment's hot water system, this utility cupboard is a useful addition to an apartment.

## UTILITY CUPBOARD 2

Cupboard within the bathroom with shelves for useful storage.

## PARKING

This apartment comes with parking for two cars, one outside and one in the undercroft car park, which benefits from roller shutter entrance, access only for residents.

## MATERIAL INFORMATION

- Price (£) - 390,000
- Tenure – Leasehold
- Length of Lease (years remaining) – 113 Years
- Annual Service Charge (£) 3200.00 (reviewed November, yearly)

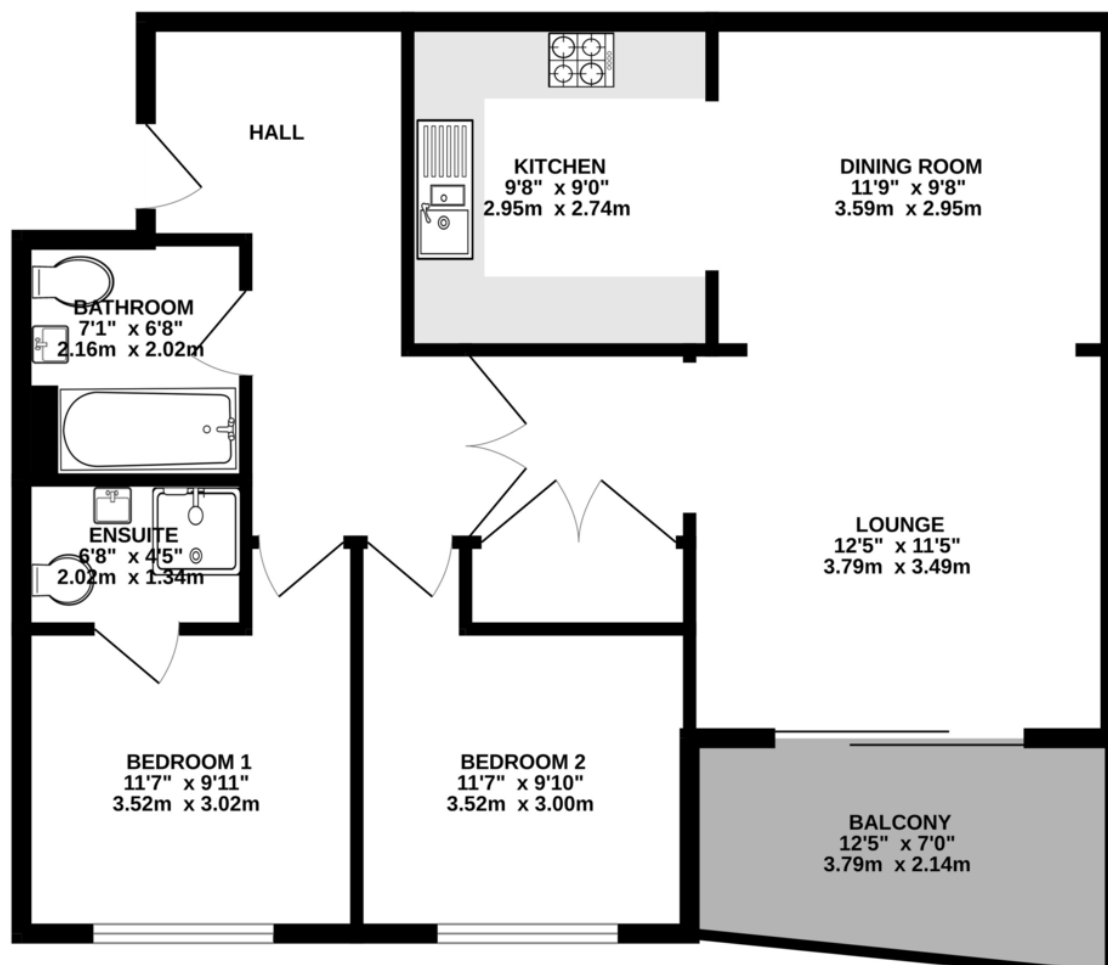
- Council tax band (England, Wales and Scotland) - Band F, Portsmouth City Council
  - 100% of the ownership of the property being sold
  - Mains Water Supply
  - Mains Electricity
  - Heating - Electric via hot water radiators
  - Broadband - Fibre to cabinet
  - Parking- Two allocated parking spaces
  - Construction- Brick and steel construction
  - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
  - Restrictions- Subject to Management Company covenants
  - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
  - Accessibility - Lift access to all floors
- Stamp Duty Land Tax  
Land Registration Fees  
Solicitors Fees and Disbursements  
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



768 sq.ft. (71.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.