



Oyster Quay
Port Solent, PO6 4TE

2 Bedroom Apartment with Allocated Parking Space

Asking Price Of
£310,000

Property Features

- Two Double Bedrooms
- Gas Central Heating
- Modern Throughout
- Large Balcony
- Gym, Pool, Hot Tub and Sauna
- Allocated Parking Space
- Fourth Floor
- Marina Views
- Kitchen with Appliances
- Close To Port Solent Boardwalk

Full Description

OUTSIDE

Oyster Quay is a prestigious development of apartments within Port Solent Marina. The development is approached via a private parking area where you will find a luxurious communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by intercom.

Take the Lift or Stairs to the fourth Floor where the apartment door awaits you. Oyster Quay benefits from a residents Private Gym and Swimming pool which is available for the exclusive use of all residents, the pool is heated and the area benefits from a Jacuzzi and Sauna. There is also a communal garden area which can be booked for private functions, BBQ's etc. This communal area is very picturesque with a bridge overflowing water and two ponds.

HALLWAY

You are welcomed into the apartment with a light and bright "L" shaped hallway which immediately sets the scene for this property. Off the Hallway are the doors to both bedrooms, the shower room, kitchen and the living/dining room. You will find down lighters, security entry system, heating controllers and smoke detector within the Hallway. The hallway has the additional benefit of a storage and airing cupboard.

LIVING/DINING ROOM

19' 4" x 13' 4" (5.89m x 4.06m) With over five and a half metres of patio door to the balcony, this living/dining room enjoys incredible views over Port Solent Marina. This bright living room is the perfect place to relax and watch the Marina activity. Completed with wall lights, a modern radiator, full length light curtains and patio doors. Take the patio doors to the apartment's Balcony.



KITCHEN

8' 10" x 6' 10" (2.7m x 2.1m) This modern kitchen offers a comprehensive range of light wood units with under cupboard lighting, complimented by a contrasting dark work top and beige tiled splash back. Presented with light wood effect flooring and lit by ceiling modern down lighters, this kitchen also has the benefit of built in appliances.

BEDROOM 2

9' 5" x 9' 3" (2.87m x 2.82m) Bedroom 2 offers a good-sized double bedroom containing two single beds. Storage needs have been thought of in this rooms design, resulting in fitted wardrobes, incorporating a dressing table in the middle. The room is flooded with natural light from the UPVC double glazed window, and it is decorated with neutral walls and carpet.

SHOWER ROOM

5' 10" x 4' 11" (1.8m x 1.5m) Off the hallway you will find the modern and well-presented part tiled and part painted bathroom with sanitary ware comprising a low-level WC, white pedestal basin, white framed glass panelled shower cubicle with mains shower overhead and down lighters. The bathroom is completed with a beige vinyl flooring.

MAIN BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m) This main bedroom enjoys plenty of natural light through the double window. Offering plenty of built in wardrobes finished off with light wood and glass doors. Light décor and light carpet finish this generous main bedroom.

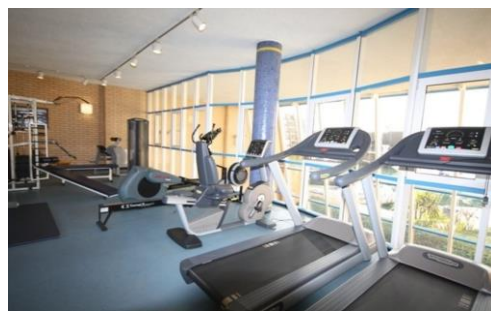
MAIN BEDROOM EN-SUITE

11' 1" x 7' 6" (3.4m x 2.3m) This modern en-suite offers a double shower enclosure with mains shower, white "His and Hers" basins with mirrors above, low level WC and heated towel rail. The en-suite benefits from being fully tiled throughout in light and bright colours. The en suite has the added benefit of having a shelving area which is handy for storing towels etc.

BALCONY

18' 8" x 5' 6" (5.7m x 1.7m) The full width balcony overlooks the marina basin and the boardwalk, Port Solent's main shopping and entertainment experience. With outside lighting to extend those warm summer's evenings.





MATERIAL INFORMATION

- Price (£) - £310,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) £584
- Ground rent review period (year/month) - 1st January 2018
- Every 10 Years (currently under review)
- Annual service charge amount (£) £4508.50
- Service charge review period (year/month) - April Yearly
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Parking – One Allocated Parking Space 151
- Electricity – Main Supply
- Water – Mains Supply – cost inc in service charge
- Heating – Gas Central Heating
- Broadband – Fibre Availabe
- Accessibility – Lift access but outside stairs to enter communal area
- Restrictions – Subject to Management company covenants
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Stamp Duty Land Tax

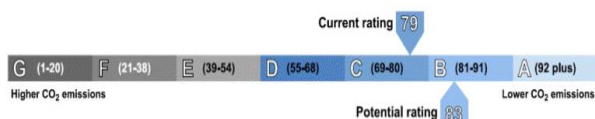
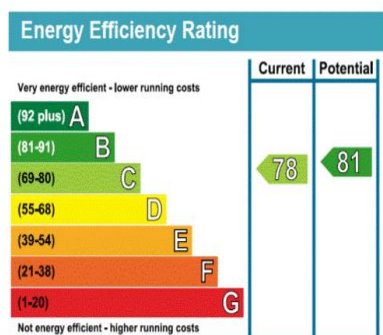
Land Registration Fees

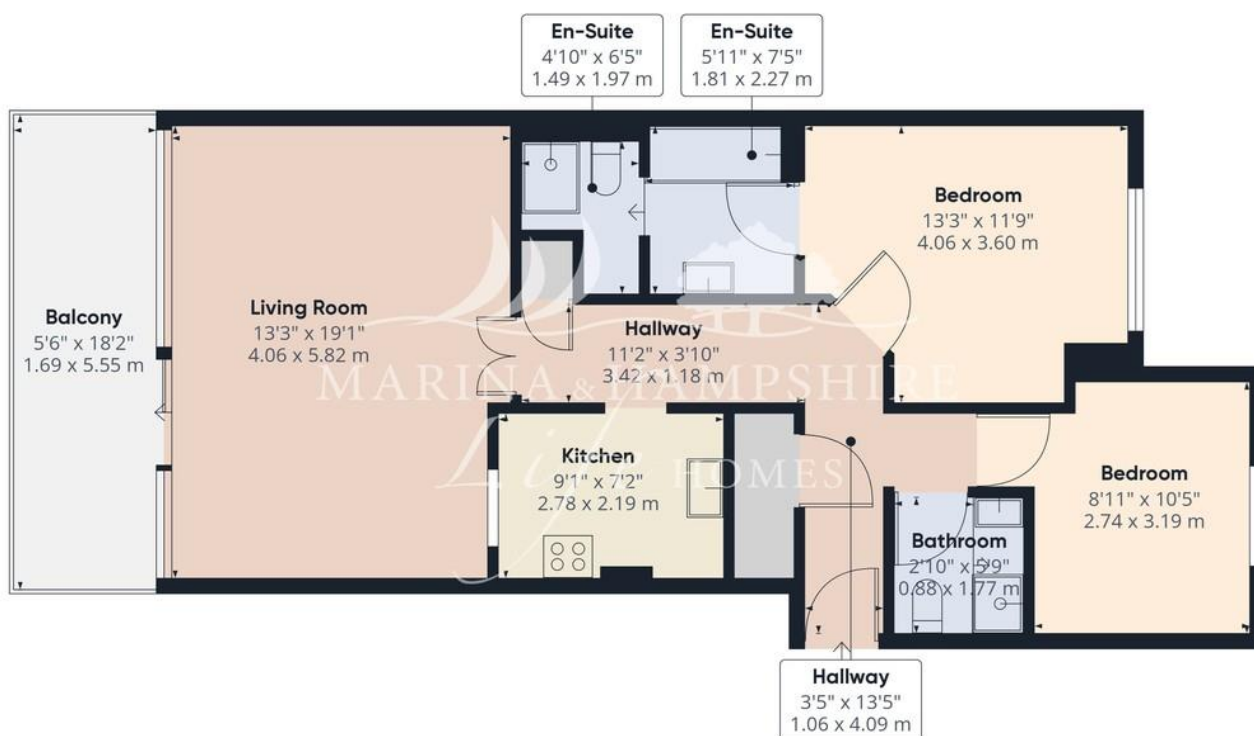
Solicitors Fees and Disbursements

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.





Approximate total area⁽¹⁾
788.07 ft²
73.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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