



Oyster Quay

Port Solent, Portsmouth, PO6 4TQ

Asking Price Of

£390,000

Fantastic opportunity to purchase this modern 2 bedroom, 5th Floor apartment in the sought after Port Solent Marina. Boasting views of the marina to both the front and rear aspect, this apartment has undergone refurbishment throughout to a high standard. With Easy Access to main routes M27, M275, A3 and M3 this property is not to be missed.



Property Features

- Beautifully Presented Throughout
- Two Double Bedrooms
- Ensuite and Jack and Jill Shower Room
- Modern Shaker Style Kitchen
- Marina Views to Both Aspects
- Residents Gym, Pool, Sauna and BBQ Area
- Allocated Parking Space
- Gas Central Heating
- South Facing Balcony

Full Description

Fantastic opportunity to purchase this 2-bedroom, 5th Floor apartment in the sought after Port Solent Marina with allocated parking space.

With stunning South facing views of the marina to both the front and marina views also to the rear aspect, this apartment has undergone full refurbishment in recent years and is offered with neutral décor throughout, modern kitchen with built in appliances and beautifully fitted bathroom. The South facing balcony provides a sunny aspect throughout the day.

With Easy Access to main routes M27, M275, A3 and M3 this property is not to be missed.

PROPERTY OVERVIEW

The popular "Wedge" style apartments are arguably the most sought-after property in Oyster Quay due to the amount of space they provide in comparison to most apartments. Add in the beautiful southerly views from the balcony and marina views from the bedrooms this apartment is genuinely one not to be missed.

The current owners have transformed the internal space to create a light and modern home throughout.

The apartment benefits from two luxury bathrooms with one being cleverly designed in a J&J style to allow visiting guests the use of a bathroom without having to enter through a bedroom. Both en suites have been newly refurbished to incorporate underfloor heating and Monsoon effect main showers.

The apartment provides two large bedrooms located to the rear of the property due to its "wedge" shape and with the position of the apartment being on the Southerly side of the development both rooms have views of the Marina.

Property position/plot is very important in Port Solent and with this apartment being on the 5th Floor and having Southerly views across the Marina this is certainly a prime location! The sunny South facing balcony is well sheltered from the elements which will provide plenty of outside relaxation time all year round.

Another feature of the "Wedge" style apartments is the large lounge and dining areas and this property has been tastefully refurbished to provide a light and warm environment to relax and socialise. This area of the home has electric blinds fitted to the new sliding balcony doors which can be configured to adjust the amount of natural light to flood the room.



This home is well proportioned throughout and the kitchen is no exception. This area of the apartment is fitted with White Shaker style base and wall units with a contrasting light wood worktop. The kitchen is also fully equipped with an electric Bosch hob and extractor hood, Integrated fridge, freezer, washing machine and Bosch Double Oven.

ROOM DIMENSIONS

Entrance Hall - 6.60 m x 2.71 m, 21' 7" x 8' 10"

Storage Cupboard Housing Boiler and Hot Water Tank, plus further storage cupboard

Bedroom Two – 4.67 m x 3.86 m, 15' 3" x 12' 7"

Jack and Jill Bathroom – 3.77 m x 1.56 m, 12' 4" x 5' 1"

Bedroom One - 4.65 m x 3.62 m, 15' 3" x 11' 10"

Ensuite – 3.05 m x 1.96 m, 10' 1" x 6' 5"

Kitchen - 5.26 m x 3.6 m, 17' 3" x 11' 9"

Lounge - 7.71 m x 6.53 m, 25' 3" x 21' 5"

Balcony 5.17 m x 1.48 m, 16' 11" x 4' 10"

PARKING SPACE

Parking Space Number 202

The apartment offers an allocated parking space with visitor parking on site.



OYSTER QUAY

In 1987, Oyster Quay became the signature centrepiece at the head of the Port Solent Marina, which had been created as a marina village in the mid 1980s, with the intention of mimicking Mediterranean living similar to Port Grimaud in France.

It was architect designed and built by Regalian Homes to a luxury standard. Apartments and penthouses enjoy a communal leisure centre and private grounds, with extensive parking and garaging, including barbeque and fishponds.

All apartments have balconies overlooking Port Solent Marina, and The Boardwalk, alive with restaurants, shops offices and sports centre. This is considered to be one of the most prestigious marinas in the UK.

Many apartments have berths visible from the balcony, reserved parking spaces, and garages. Visitor parking spaces are also available.

There are 167 one, two, and three bedroom apartments, accessed by nine separate entrances, each with lift and stairs. Each landing serves only three apartments.

A Resident Manager with two assistants, operating from the site office, maintain the buildings and grounds and collect rubbish from apartments six mornings per week. The water and buildings insurance are also included in the service charge.

FURTHER INFORMATION

Price (£) - £390,000

- Tenure - Leasehold
- Length of lease (years remaining) – 115 Years
- Annual ground rent amount (£) 641.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 5,358.93
- 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

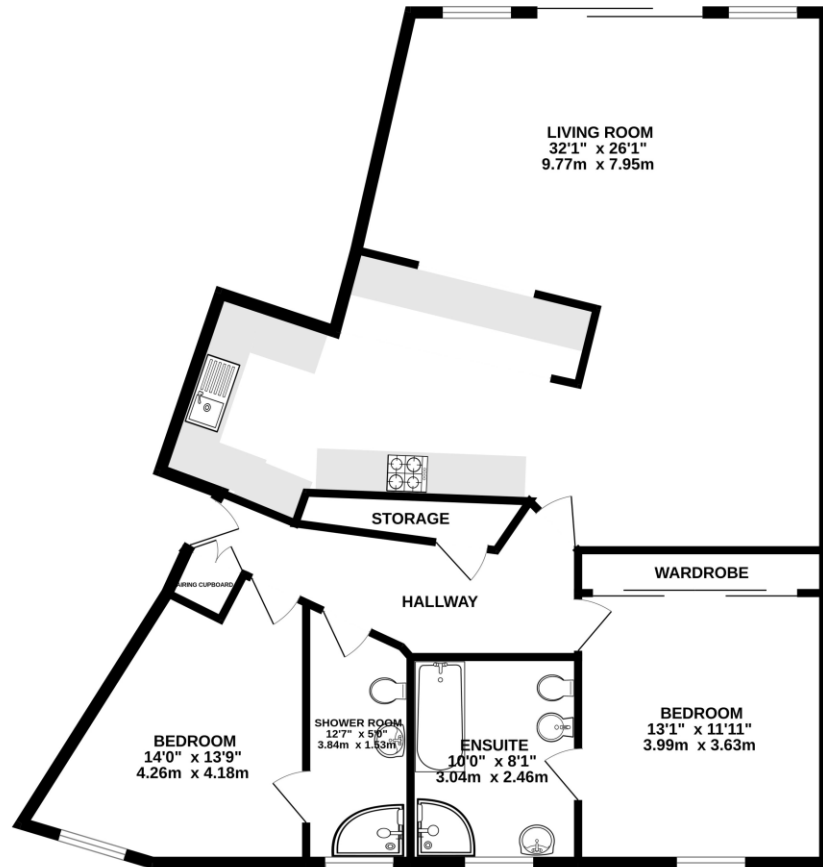
VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.

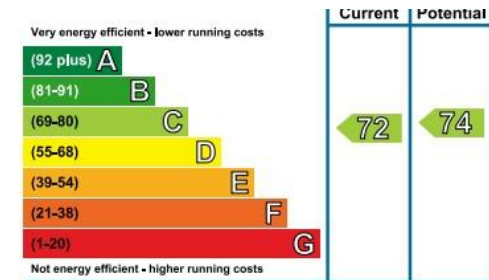




1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.
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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11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
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 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