

Genoa House, Lock Approach  
Port Solent, PO6 4UQ

Asking Price Of

**£399,000**

A unique opportunity to buy this beautifully presented 2nd floor west facing apartment in the ever popular Lock Approach. This modern, well presented apartment has been re-designed to offer open plan split level kitchen/dining/living, two double bedrooms, en-suite to the main bedroom and magnificent 180 degree views across the upper reaches of Portsmouth Harbour, Portchester Castle and beyond.



# Property Features

- 2nd Floor 2 Bedroom Apartment
- Modern Contemporary
- New Open Plan Kitchen
- West Facing Balcony off the Open Plan Living/Dining/Kitchen Room
- Views towards Portchester Castle
- Main Bedroom with Ensuite
- 2 Parking Spaces
- Security Safe Entrance
- Electric Central Heating
- Close to bars and restaurants

## Full Description

### LOCK APPROACH

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated within the highly popular and sought after Lock Approach Development. You approach Genoa House from Lock Approach where you will enjoy magnificent views across the upper reaches of Portchester Channel, Portsmouth Harbour and Portchester Castle. From the balcony of this apartment you will enjoy uninterrupted 180 degree west facing views. 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.

### ENTRANCE

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 serving just four apartments.

### HALLWAY

13' 3" x 6' 0" (4.04m x 1.84m) From the second floor communal landing you will find the front door to the apartment, the hallway is of large proportions and is at the heart of the apartment, from where the doors to the Kitchen/Dining/Living Room, Bedrooms and Family Bathroom can be found. There is a useful storage cupboard which the present owners have added.

The hallway has light wood effect flooring, light modern decor, inset spotlights to ceiling, radiator and cover, smoke detector and heating controller - the perfect approach to this well presented and luxurious apartment.

### INNER HALLWAY

6' 5" x 5' 6" (1.96m x 1.69m) Inner hallway from main hallway leading into living/dining/kitchen area. Double doors lead to the utility cupboard with ample storage space, including shelving, hanging and UVGold unvented hot water/heating system.

### KITCHEN

9' 7" x 9' 3" (2.93m x 2.84m) Recently fitted with modern white contemporary kitchen units with grey compressed work top and inset stainless steel sink with mixer tap. The kitchen has been opened so that you can fully enjoy open plan living.





Built in appliances include Zanussi full height fridge and full height freezer, Neff single oven with hide and slide door, plus combination oven which can be used as a conventional oven or a microwave. Zanussi induction hob with AEG extractor fitted over. Tiled flooring. Inset spotlights to ceiling.

### **DINING ROOM**

11' 8" x 9' 7" (3.56m x 2.94m) The dining area, with plenty of space to sit down and entertain. The dining area benefits from a newly fitted wall mounted radiator with cover, new carpet and modern decor. Modern flush light fitting to ceiling. This is such a sociable space where your guests can see the kitchen and living areas – excellent for those almost certain dinner parties!

### **LIVING ROOM**

12' 4" x 11' 5" (3.78m x 3.48m) The living room is the centre piece of this modern apartment, this room is both spacious and practical. It enjoys the benefit of large patio doors, fitted with new shutters fitted by Hillary's to the balcony, bringing the outside in. It has been carpeted by the current owners and offers light neutral decor, and two newly fitted radiators with covers. Modern central flush light fitting and security entry phone.

### **BALCONY**

11' 9" x 8' 6" (3.60m x 2.6m) The balcony runs seamlessly from the living room and is a natural extension to the modern living provided by this apartment. Overlooking the upper reaches of Portsmouth Harbour, with stunning views of the chalk cliffs of Portsdown and the Roman Castle at Portchester, you can relax and watch the day go by in one of the south coats most exclusive areas.



This balcony enjoys the sunshine throughout the afternoon and evening with the chances of some of the most beautiful sunsets and most enjoyable views there are on offer. This is the perfect place to relax and enjoy a drink or some alfresco dining after a hard days work. There is outside lighting to help extend those perfect long summer evenings.

### **MAIN BEDROOM**

11' 2" x 9' 10" (3.41m x 3.01m) Lovely size main bedroom with newly fitted tilt and turn double glazed feature window which overlooks the approach to the marina and the Roman Castle at Portchester. There is a new grey carpet and light modern decor throughout. This bedroom has been thoughtfully designed to maximise the stunning views whilst maintaining a bright and airy feel. Complete with ceiling light and new low level, under window radiator with new Hillary shutters fitted to windows.

### **MAIN BEDROOM ENSUITE**

6' 7" x 4' 1" (2.01m x 1.25m) The en-suite is fully tiled with grey modern wall and floor tiles making this ensuite the perfect asset to any main bedroom and has a corner shower enclosure, low level WC and feature corner hand basin with cupboard under, all in modern white finish. To dress this room there is a lit frameless mirror cupboard, shaver socket, glass shelving, toilet roll and towel holders, radiator, downlighters, and an extractor fan.

### **BEDROOM TWO**

11' 7" x 7' 8" to wardrobes (3.54m x 2.34m) Light and airy this bedroom benefits from the same great views as the main bedroom from the newly fitted double glazed tilt and turn windows.

The bedroom has light carpet with light modern decor and is finished with a new radiator under the window, new Hillary shutters and ceiling lighting. The current owners have fitted a range of Sharps fully fitted wardrobes offering plenty of storage space.

### **BATHROOM**

7' 2" x 6' 6" (2.19m x 2.0m) The bathroom has a white suite comprising of a bath with shower and shower curtain over, low level WC, and wall mounted wash basin with useful cupboard under. Tiled floor and fully tiled walls with a frameless mirror with light over, shaver socket, and toilet roll holder along with downlighters and a radiator.

### **ALLOCATED PARKING**

This apartment comes with 2 private car parking spaces, one of which is situated in the under croft and the other in the secure garden at the rear of the apartment. Roller shutter entrance with access only by residents.

### **GENERAL INFORMATION**

Annual Service Charge - £2450

Annual Ground Rent - £100

Service Charge Review Period - TBC

Council Tax Band F - Portsmouth City Council

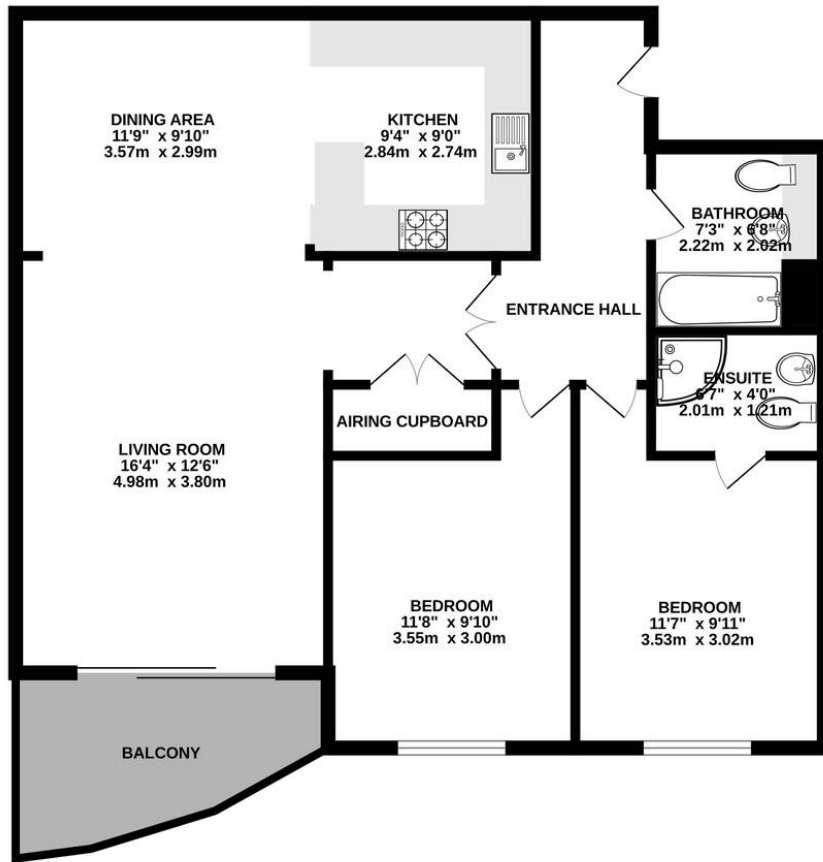
Leasehold - 114 years left to run

100% Ownership









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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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