



Oyster Quay

Port Solent, Portsmouth, PO6 4TQ

Asking Price Of

£350,000

Marina Life Homes are pleased to offer for sale this beautifully presented, two bedroom "inner core" apartment on 2nd floor. The apartment has been modernised in recent years and has the added benefit of 2 bathrooms, gas central heating, double glazing, one allocated parking space, and access to the Residents pool, gym, sauna and hot tub. NO ONWARD CHAIN.



Property Features

- Two Double Bedrooms
- Two Bathrooms
- Second Floor
- Marina Views
- Neutral Decor and Flooring
- South Facing Balcony
- Residents Swimming Pool, Gym and Sauna
- Kitchen with Appliances
- One Allocated Parking Space
- No Onward Chain

Full Description

PROPERTY DESCRIPTION

Oyster Quay is an impressive development of apartments within Port Solent Marina. The development is approached via a private parking area, where you will find a well maintained communal entrance area with stairs/lift to all floors, access via an electronic security key or intercom. The development benefits from a residents' private gym, heated swimming pool, jacuzzi and sauna for the exclusive use of residents.

The communal garden area is very pretty with two ponds and a little bridge with water flowing under and an area that can be hired for private functions.

The apartment is on the second floor. Once inside, the T shaped hallway offers a cloakroom with WC/hand basin and a handy store cupboard.

The modern kitchen is fully equipped with the usual appliances and shaker style units, benefitting from a serving hatch so you can enjoy sociable evenings entertaining guests in the dining area, whilst you cook away.

The lounge is flooded with natural light, your eye will be drawn immediately to the southerly facing balcony. This is the perfect place to unwind after work, enjoying the sunshine until the early evening.

Both bedrooms are doubles and have great views facing into the marina and benefit from modernised ensuite bathrooms, two unique selling points.

There is an option for the furniture for this property to be included in the sale.



ROOM MEASUREMENTS

Entrance Hall

Cloakroom

Kitchen - 9' 11" x 7' 8" (3.04m x 2.34m)

Living/Dining Room - 28' 8" x 14' 2" (8.74m x 4.34m)

Balcony

Main Bedroom - 16' 10" x 9' 8"

Main Bedroom Ensuite

Bedroom Two - 13' 6" x 9' 3" (4.12m x 2.82m)

Bedroom Two Ensuite

One Allocated Parking Space - 210

ADDITIONAL INFORMATION

- Price (£) 350,000
- Tenure - Leasehold - 113 Years remaining
- Annual Service Charge - £4308.74
- Service charge review period (year/month) - April Yearly
- Annual Ground Rent - £584
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Council tax band E - Portsmouth City Council
- Gas Central Heating
- Broadband - Fibre available
- 100% of property being sold.



**VIEWING BY APPOINTMENT ONLY THROUGH
MARINA LIFE HOMES**

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.





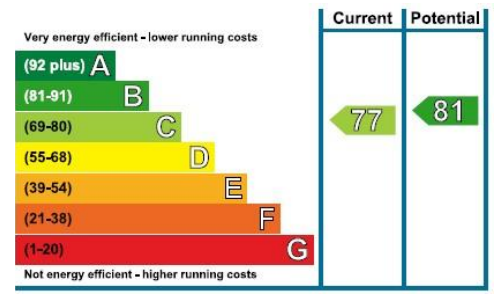


Approximate total area^m
955.15 ft²
88.74 m²

(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.

GIRAFFE 360



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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