

Oyster Quay

Port Way, Portsmouth, PO6 4TG

Asking Price Of

£410,000

Three bedroom ground floor apartment with garage and 11 metre mooring, situated in the desirable Oyster Quay development at Port Solent marina. Offered with a South facing balcony, gas central heating and no forward chain.



Property Features

- Three Bedrooms
- South Facing Balcony
- Garage
- No Forward Chain
- Ground Floor Apartment
- Gas Central Heating
- 11 Metre Mooring
- Residents Gym and Swimming Pool

OVERVIEW

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.

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 and an onsite management team for all your immediate needs.

This ground floor South facing apartment offers 3 bedrooms, balcony with marina views, garage in separate block and 11 metre mooring with water and power. It is offered with no onward chain. Call now to arrange your viewing!

ROOM MEASUREMENTS

Entrance Hall - Two storage cupboards, plus boiler cupboard
Bedroom Two - 3.14m x 2.57m (10' 3" x 8' 5")
Cloakroom - 1.85m x 0.95m (6' 0" x 3' 1")
Bedroom Three - 2.84m x 2.32m (9' 3" x 7' 7")
Bathroom - 2.08m x 1.94m (6' 9" x 6' 4")
Bedroom One - 4.11m x 3.61m (13' 5" x 11' 10")
Ensuite - 3.37m x 2.28m (to max) (11' 0" x 7' 5")
Lounge/Dining Room - 6.28m to max x 5.79m to max (20' 7" x 18' 11")
Kitchen - 3.70m x 2.20m (12' 1" x 7' 2")
Balcony - 5.25m x 2.36m (17' 2" x 7' 8")
11 Mooring P40
Garage 42
Allocated Parking Space

PROPERTY DESCRIPTION

This ground floor three bedroom apartment has a very homely feel and is presented in good order throughout. It is rare to come by an apartment that comes with both a garage, 11 metre mooring and allocated parking space.

The communal hallway has access to just 3 apartments on each floor. Upon entering the apartment, you are welcomed by a spacious entrance hall which has 2 useful storage cupboards, plus a large cupboard housing the hot water tank and gas boiler.

From the hallway there are doors leading to all 3 bedrooms, 2 of which are double rooms which benefit from built in wardrobe storage and a third single room which is currently used as a study.



The main bedroom has a large ensuite bathroom which has twin sinks inset into vanity unit, bath, shower cubicle, WC and bidet. The walls are part tiled and part wallpaper, with carpet laid to the floor.

The main bathroom is fitted with white sanitary ware to include bath with mixer tap and shower over, pedestal wash hand basin and WC. The walls are fully tiled, with wall light, mirror and shaver socket as useful additions. The floor is vinyl and room is lit by inset spotlights to the ceiling.

The main feature of the apartment is the lovely light and spacious living room which has floor to ceiling sliding patio doors leading out onto the South facing balcony. The lounge offers enough space to comfortably accommodate sofas and dining table and chairs.

From the living room there is a door to the kitchen which is fully fitted with an extensive range of wall and floor cupboards with tiled worktops and matching tiled splashbacks. Appliances include gas hob, electric oven, built in dishwasher and space for washing machine and fridge/freezer. There is an openway to the living room to allow natural light to the kitchen and to provide views to the marina through the window.

The South facing balcony is large enough to accommodate a table and chairs and offers views to the communal garden and marina beyond. It is a great place to relax, sit and enjoy the sunshine.

The apartment is offered with vacant possession and no onward chain so please do call to view to avoid missing out!



GARAGE

This apartment comes with the bonus of having a garage, situated in a separate block. The garage is fitted with an up and over door and comes with electricity supply and light. Garage number 42.

ALLOCATED PARKING SPACE

Allocated Parking Space No 67
Further visitor parking available onsite.

MOORING

11 Metre Mooring with electricity and water. P40.

ADDITIONAL INFORMATION

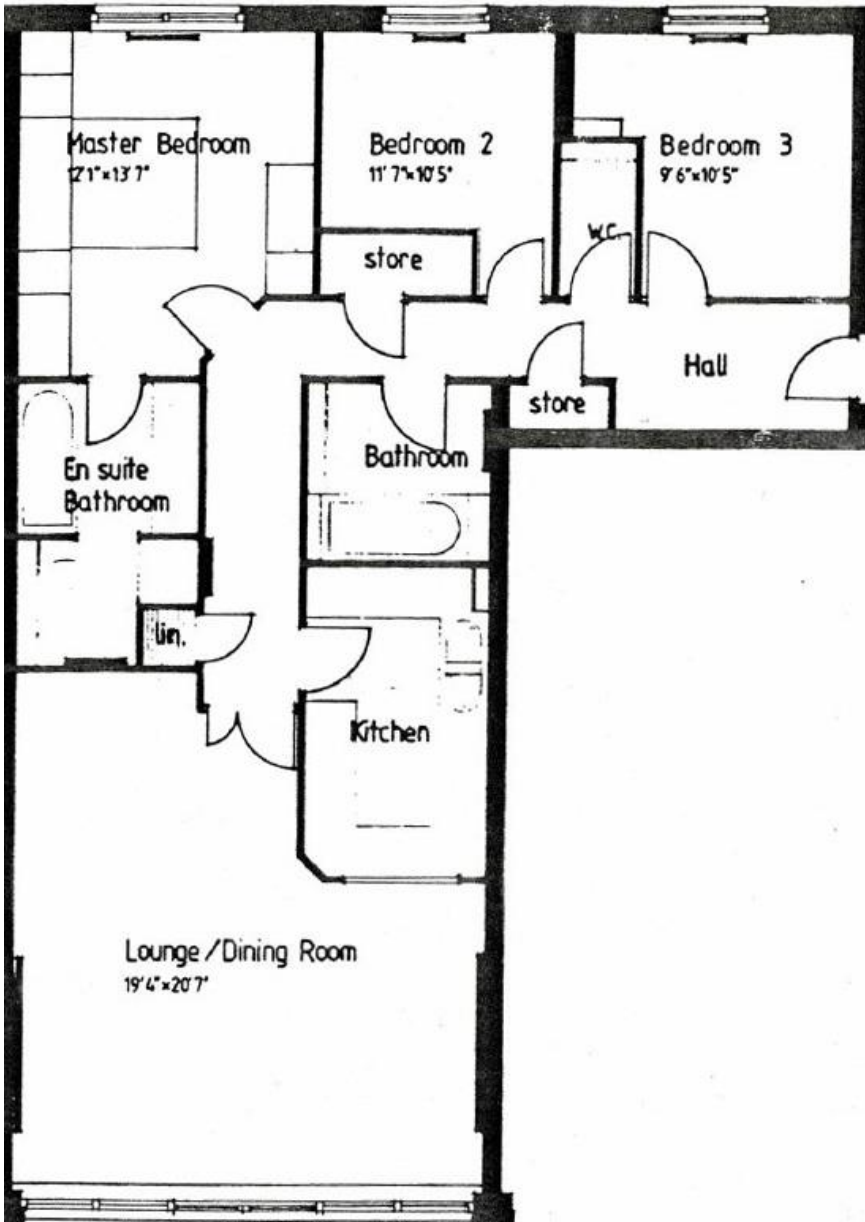
- Price (£) - £410,000
- Tenure - Leasehold
- Length of lease (years remaining) – 114 Years
- Annual ground rent amount (£)710
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 6075.50 (inc Port Solent Charge) for Apartment - for Berth - £1240.06 (Inc Port Solent Charge)
- 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
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

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.







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

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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 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