

Spinnaker House, Lock Approach
Port Solent, PO6 4UY

Asking Price Of

£385,000

Two bedroom first floor apartment, situated in the popular Spinnaker House at Lock Approach, Port Solent with West facing views to Portchester Castle and Portsmouth Harbour. Offered with recently fitted kitchen, immaculate order throughout and two allocated parking spaces this is one not to be missed.



Property Features

- Two Double Bedrooms
- Two Bathrooms
- West Facing View To Portsmouth Harbour
- Balcony
- Recently Fitted Kitchen
- Modern Electric Heating
- Two Allocated Parking Spaces
- Immaculate Order Spaces

OVERVIEW

Lock Approach is a modern, attractive apartment complex situated at Port Solent marina and overlooks Portsmouth Harbour and Portchester Castle.

The apartments all have well maintained communal areas, undercroft parking, secure video entry system and lifts and stairs to all floors. There is a secure communal garden with views towards the marina.

Lock Approach is walking distance to all the restaurants and bars at Port Solent as well as the David Lloyd Leisure centre and Odeon cinema.

Port Solent offers easy access to the M27, and surrounding areas and Portchester train station is close by.

ROOM MEASUREMENTS

Entrance Hall - plus storage cupboard
Kitchen - 2.82m x 2.74m (9' 3" x 9' 0")
Dining Area - 3.50m x 2.91m (11' 6" x 9' 7")
Lounge - 5.80m x 4.85m (19' 0" x 15' 11")
Balcony - 3.61m x 2.57m max (11' 9" x 8' 5")
Bedroom One - 3.58m x 2.76m (11' 9" x 9' 1")
Ensuite Shower Room
Bedroom Two - 3.56m x 3.0m (11' 8" x 9' 10")
Main Bathroom
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

This first floor apartment has been upgraded by the current owners and is presented in immaculate condition throughout.

Upon entering the apartment you come into the spacious L shaped entrance hall which has wooden flooring and neutral decor. There is a useful storage cupboard and doors leading to the bathroom and both bedrooms and double doors lead into the lounge/dining room.

Both double bedrooms offer views towards the Harbour, the main bedroom is fitted with a range of built in wardrobes for all your storage needs and has an ensuite shower room. The 2nd bedroom also has a built in mirrored wardrobe with sliding doors. Both rooms are finished with carpet and neutral decor.



The lounge/dining room is a large space with floor to ceiling double glazed patio doors which fill the room with natural light. This room provides a great space to relax or to entertain as the dining area is open plan to the kitchen. There is a large double cupboard which provides additional storage with integral hot water tank and electric boiler. The wooden flooring and neutral decor continue from the hall. From the lounge, you access the good sized balcony which comfortably accommodates a table and chairs and benefits from afternoon and evening sun due to it's westerly aspect with views across to Portchester Castle and the Harbour.

Open from the dining room, the Wren kitchen has been recently fitted with taupe gloss wall and floor cupboards and co-ordinating worktop with tiled splashback. There is a modern inset large sink with Quooker constant hot water tap and built in appliances to include 5 ring gas hob with extractor fitted over, electric and combination oven, slimline dishwasher, fridge/freezer and washing machine.

The apartment is double glazed throughout with electric heating and there are two allocated parking spaces - one in the undercroft and one outside.

This apartment is finished to a standard that the new owner could move straight in and should be viewed to appreciate all it has to offer.



USEFUL INFORMATION

- Share of Freehold
- Tenure - Leasehold - 113 years left to run on lease.
- Annual service charge amount - £2807
- Service charge review period (year/month) February Yearly
- Council tax band F Portsmouth City Council
- Shared Ownership (100% share being sold)
- Water - mains supply
- Heating - Electric Central Heating
- Broadband - Fibre
- Mains Water Supply

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.







Spinnaker House Floor Plan

See details for room dimensions



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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