



## Oyster Quay

Port Solent, PO6 4TF

Asking Price Of

**£370,000**

A rare opportunity to purchase this third floor, two bedroom apartment with stunning marina views, which comes with extra wide garage, allocated parking space. No Forward Chain.



# Property Features

- Two Double Bedrooms
- Two Ensuite Bathrooms
- Residents Gym and Swimming Pool
- Extra Wide Garage
- Allocated Parking Space
- Fantastic Marina Views from Balcony
- Dual Aspect Living Room
- Gas Central Heating
- Large Fitted Kitchen
- No Forward Chain

## PROPERTY DESCRIPTION

Fantastic opportunity to purchase this 2-bedroom, 3rd Floor apartment with West facing balcony and stunning marina views, in the sought after Port Solent Marina. The apartment has the added benefit of extra wide garage, and allocated parking. Offered with vacant possession it must be viewed to appreciate all it has to offer.

Oyster Quay is Port Solent's prestigious apartment block and offers residents many added benefits to include residents swimming pool and gym, BBQ area available for hire as well as an onsite maintenance team should you need it.

## ROOM DIMENSIONS

Entrance Hall - with 2 large storage cupboards, plus cupboard housing hot water tank and gas boiler  
Bedroom Two - 4.69m x 3.69m (to max) 15' 4" x 12' 1"  
Ensuite - 1.92m x 1.61m (6' 3" x 5' 3")  
Cloakroom - 1.62m x 1.05m (5' 3" x 3' 5")  
Bedroom One - 3.98m x 3.47m (13' 0" x 11' 4")  
Ensuite - 3.04m x 2.11m (9' 1" x 6' 11")  
Lounge - 8.0m (to max) x 6.19m (to max), 26' 2" x 20' 3"  
Kitchen - 4.84m (to max) x 3.35m (to max) 15' 10" x 10' 11"  
Balcony Allocated Parking Space  
Garage No 4

## OVERVIEW

The popular "Wedge" style apartments are arguably the most sought after property in Oyster Quay due the amount of space they provide in comparison to most apartments. Add in the beautiful views up the marina fairway from the balcony and side living room window make this one to view!

This apartment has a very welcoming feel from the moment you step into the hallway. From the hallway you can enter both bedrooms, the cloakroom, and the living/dining room. There are 2 useful storage cupboards, plus an additional cupboard housing the gas boiler and hot water tank.

The living/dining room really does offer that wow factor as it offers stunning marina views through the floor to ceiling patio windows, as well as through the side bay window. From the lounge you can step out onto the spacious balcony which enjoys sunshine from early afternoon, through to the end of the day, a great place to sit and relax during those long Summer evenings.



The large fully fitted kitchen is situated off the lounge, and offers an extensive range of cupboard space and work surfaces as well as built in oven and hob and space for other appliances. There is an opening from the kitchen to the lounge, providing views to the marina.

The two large double bedrooms have built in wardrobes providing plenty of space for all your storage needs and both rooms have their own ensuite bathrooms. The main ensuite is fitted with twin sinks, a large shower cubicle and bath, WC and bidet.

#### **GARAGE**

This apartment comes with an extra wide garage situated in the block nearby. It is fitted with an up and over door and does offer light and power. Garage No 4.

#### **ALLOCATED PARKING SPACE**

Allocated Parking Space No 22  
Further visitor parking available onsite.

#### **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, restaurants, shops offices and David Lloyd Leisure 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 169 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

#### **ADDITIONAL INFORMATION**

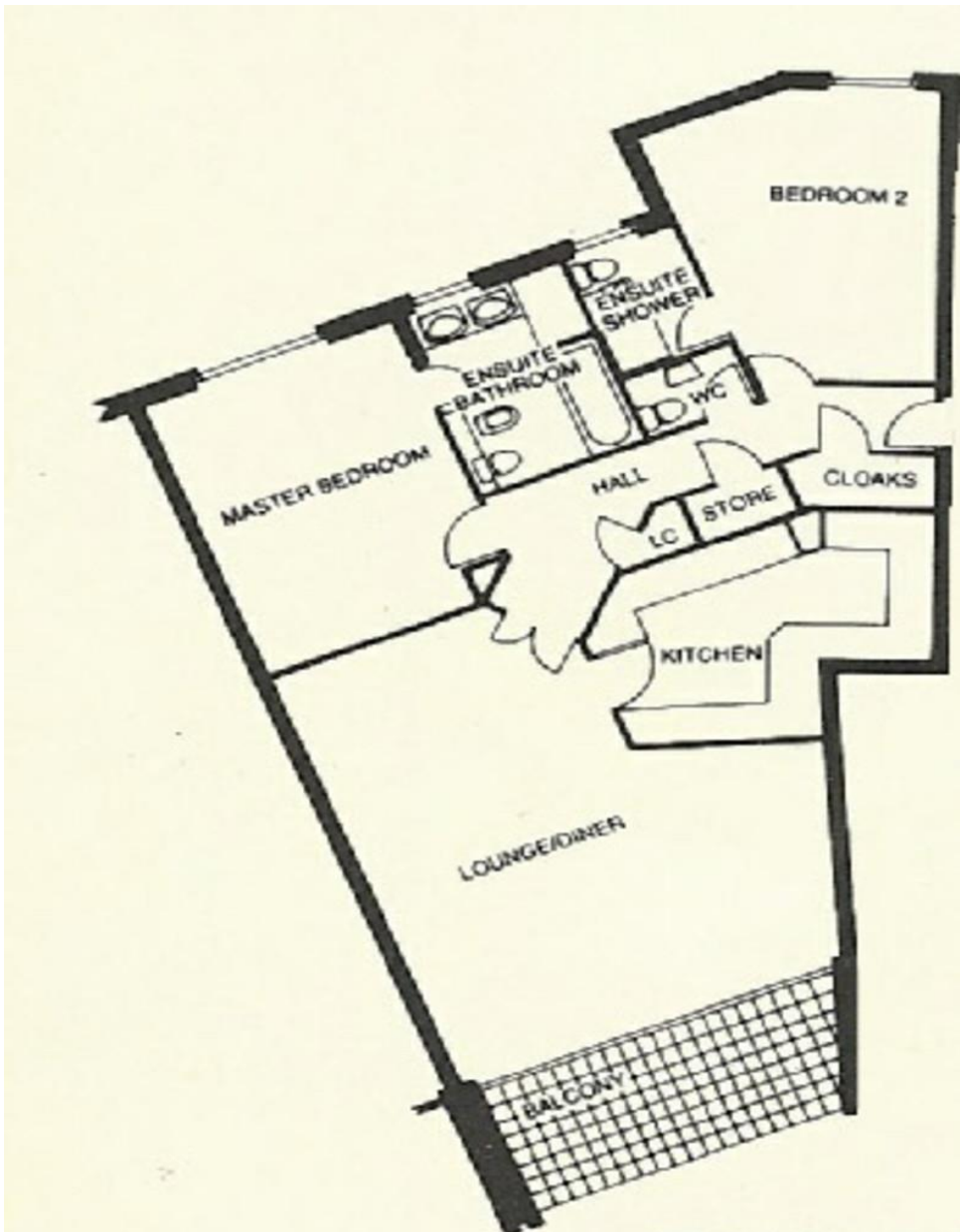
- Price (£) - £370,000
- Tenure - Leasehold
- Length of lease (years remaining) – 114 Years
- Annual ground rent amount (£) 641.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 5858
- Annual Port Solent Charge (£) 464.50
- 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 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 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