



Genoa House

Port Solent, Portsmouth, PO6 4UQ

Two Bedroom Apartment with 2 Parking Spaces

Asking Price Of
£375,000

Property Features

- Two Double Bedrooms
- Fully Fitted Kitchen with Appliances
- Unobstructed Harbour Views
- West Facing Balcony
- Share of Freehold
- Two Allocated Parking Spaces
- Lift Access to Apartment
- Neutral Decor and Flooring
- No Onward Chain

Full Description

OUTSIDE

This fantastic marina apartment is 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. Once inside you have the choice of the lift or stairs to take you to the apartment where you will find the generously proportioned communal area. The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel. Port Solent is only a 20-minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links makes Port Solent the perfect home to relax in after a tough day in the city.

HALLWAY

13' 2" x 12' 7" (4.02m x 3.84m) From the communal landing you will find the front door to the apartment, the hallway is of large proportion and is at the heart of the apartment, from where the doors to the Living/Dining Room, Bedrooms, Family Bathroom and Utility/Storage Cupboards can be found. The hallway has real wood flooring, light modern decor, ceiling lighting, sockets and switches, smoke detector and heating controller.

LIVING/DINING ROOM

16' 6" x 12' 3" (5.05m x 3.75m) The living/dining room is the centre piece of this modern apartment, this room is both large, spacious and practical. It enjoys the benefit of large patio doors to the balcony bringing the outside in. It has real wood flooring, light neutral decor, and two radiators. The security system can be linked to your TV for video as well as the normal audio door entry system.



LIVING ROOM BALCONY

11' 9" x 8' 1" (3.59m x 2.48m) 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 coast's 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 day's work. There is outside lighting to help extend those perfect long evenings.



KITCHEN

9' 1" x 8' 11" (2.79m x 2.74m) The kitchen has an impressive inventory of fitted units and appliances with modern light wood and aqua stained units on both wall and floor with a number of feature units and shelving. The appliances are provided by Neff and consist of a stainless-steel fan oven and grill, microwave, washer/dryer, Neff dishwasher and a gas hob with extractor. The sink is a stainless-steel sink with 1 1/2 bowl and waste disposal. This kitchen has light floor tiles, light wall tiles, chrome downlighters and an extractor fan.



DINING AREA

9' 9" x 9' 7" (2.99m x 2.94m) Step up from the living room and you will find the dining area, with plenty of space to sit down and entertain. The dining area benefits from a wall mounted radiator, real wood flooring and modern decor. This is such a sociable space where your guests can see the kitchen and living areas – excellent for those almost certain dinner parties!

MAIN BEDROOM

14' 8" x 10' 0" (4.48m x 3.06m) The main bedroom is well appointed with a full range of fitted bedroom units. There is a long feature window which overlooks the approach to the marina and the Roman Castle at Portchester, there is a light colour carpet and light modern decor throughout. This bedroom has been thoughtfully designed to maximise storage whilst keeping a bright and airy feel. Complete with ceiling light and low level, under window radiator and full-length curtains.



MAIN BEDROOM ENSUITE

Fully tiled with light wall and floor tiles make this en-suite the perfect accompaniment to any main bedroom and has a corner shower enclosure, low level WC and a sink all in modern white finish. To dress this room there is a frameless mirror, shaver socket, glass shelving, toilet roll and towel holders, radiator stage lighting over the mirror, downlighters, and an extractor fan.



BEDROOM 2

Light and airy this bedroom benefits from the same great views as the main bedroom from the double window. The bedroom has light carpet, with light modern decor and is finished with a radiator under the window and ceiling lighting.

UTILITY/AIRING CUPBOARD

Double doors lead to the utility cupboard with ample storage space, including shelving, hanging and the hot water/heating system.

LARGE STORAGE CUPBOARD

Unique to this style of apartment is the double cupboard which in addition to the utility/airing cupboard offers some incredibly useful storage space which is not often found in modern day apartments.

FAMILY BATHROOM

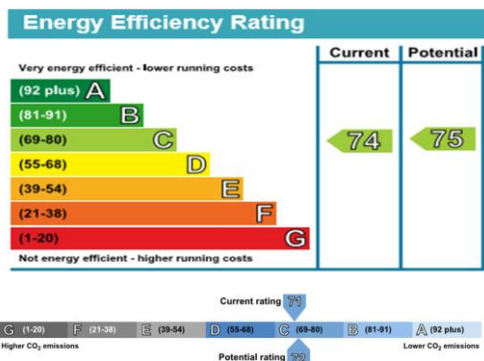
6' 10" x 5' 1" (2.10m x 1.55m) Family bathroom with a white suite comprising of a bath with shower and shower curtain over, low level WC, and wall mounted sink. Tiled floor and walls with a frameless mirror shaver socket, toilet roll holder along with downlighters and a radiator.

PARKING

This apartment comes with 2 private car parking spaces, one of which is undercroft and secure. Roller shutter entrance with access only by residents.

MATERIAL INFORMATION

- Price (£) - 375,000
- Tenure - Leasehold
- Length of Lease – 113 Years
- Annual Service Charge (£) 2807
- Annual Ground Rent - Not applicable as owner has bought share in management company
- Service Charge Review Period – Annually in November
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric heating
- Broadband - Fibre available
- Parking- 2 allocated parking spaces
- Construction- Brick and steel
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))



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