



## Victory House

Port Solent, Portsmouth, PO6 4UG

Asking Price Of

**£430,000**

Rarely available top floor South Facing two bedroom/2 bathroom apartment, situated in the popular Victory House, Lock Approach, Port Solent. This well presented apartment comes with 2 allocated parking spaces and has the addition of a large loft area for useful extra storage.



# Property Features

- Top Floor Apartment
- South Facing Balcony
- Additional Large Loft Storage Space
- Open Plan Kitchen/Dining Room
- No Forward Chain
- Two Double Bedrooms
- Two Bathrooms
- Two Allocated Parking Spaces
- Lounge with Vaulted Ceiling
- Views to Harbour and Portchester Castle

## OVERVIEW

This top floor South facing apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought after Lock Approach.

You approach Victory House from Lock Approach where you will enjoy magnificent views across the upper reaches of Portchester Channel, Portsmouth Harbour and Portchester Castle. 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 fourth floor, 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.

## ROOM MEASUREMENTS

Entrance Hall - 5.58m x 1.75m (18' 3" x 5' 8")  
Main Bathroom - 2.58m x 1.67m (8' 5" x 5' 5")  
Bedroom One - 5.30m x 2.67m (17' 4" x 8' 9")  
Ensuite - 1.78m x 1.38m (5' 10" x 4' 6")  
Bedroom Two - 4.20m x 2.65m (13' 9" x 8' 8")  
Living Room - 5.20m x 4.26m (max) (17' 0" x 13' 11")  
Kitchen/Dining Room - 4.18m x 3.52m (13' 8" x 11' 6")  
Balcony - 3.63m x 2.51m (11' 10" x 8' 2")

## PROPERTY DESCRIPTION

A rare find! This top floor South facing apartment in Victory House needs to be viewed to appreciate the stunning views of Portchester Castle and Harbour that can be seen from the balcony.

From the communal hallway you will find the doors to just 2 apartments from the landing area, this is only found with the top floor apartments at Lock Approach.

As you enter the apartment you are greeted by a large hallway with 2 cupboards - one housing the hot water tank and heater, and the other for storage.

The heart of this apartment is the lovely light and bright lounge which has a vaulted ceiling and full height sliding patio doors which lead out onto the spacious balcony, which has plenty of space for table and chairs. The perfect place to sit and take in the great views and watch the boats coming in and out of the marina.





Open plan from the living room, you will find the kitchen/dining area. Fitted with a range of wood wall and floor cupboards with co-ordinated worktop and tiled splashback, the kitchen has a range of built in appliances to include gas hob, electric fan oven, microwave, fridge/freezer, slimline dishwasher and washer/dryer. To finish this room there is a tiled floor and inset spotlights to the ceiling.

Both the double bedrooms are fitted with a range of built in wardrobes and have South facing views to the Harbour. The main bedroom has a fully tiled ensuite, which is fitted with shower cubicle, wall hung wash hand basin and WC.

The separate bathroom is fully tiled and fitted with white sanitary ware to include bath with thermostatic shower fitted over, wall hung wash hand basin and WC.

Another great feature of this apartment is the large loft area, which the current owner has boarded and carpeted to providing a great additional storage area.

There are 2 allocated parking spaces - one in the secure undercroft and one outside the block.

The apartment has been very well cared for by the current owners who have recently had it redecorated throughout and also upgraded the hot water tank and boiler. Call now to arrange a viewing at your earliest convenience!



## MATERIAL INFORMATION

- Price (£) - 430,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 0 - Owner is a member of the Head Lease Company
- Annual service charge amount (£) 3200.00
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

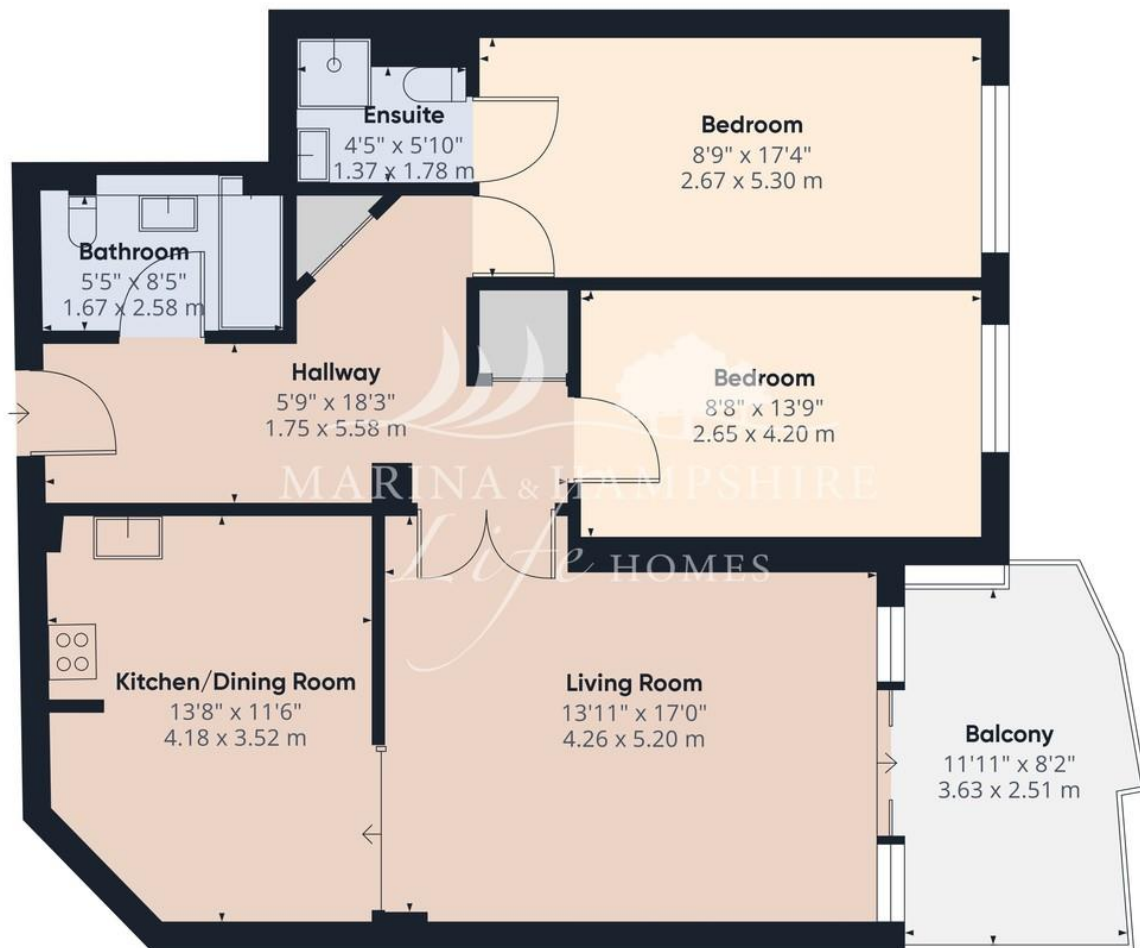
## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

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.









#### Approximate total area<sup>(1)</sup>

859.19 ft<sup>2</sup>  
79.82 m<sup>2</sup>

#### Balconies and terraces

99.89 ft<sup>2</sup>  
9.28 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 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