



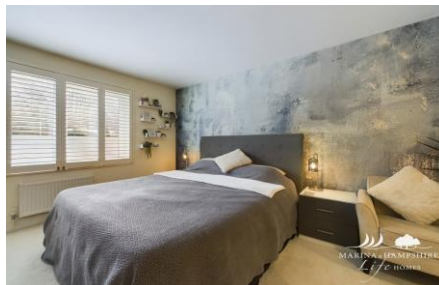
Oyster Quay

Port Solent, PO6 4TE

Asking Price Of

£520,000

Rarely available, immaculately presented three bedroom ground floor apartment situated in the popular Oyster Quay development at Port Solent. The apartment has been completely upgraded by the present owners and includes garage with light and power, 11 metre mooring and two allocated parking spaces. Call NOW to arrange your viewing!



Property Features

- Immaculate Order Throughout
- Two Ensuites plus Shower Room
- Balcony with West Facing Marina Views
- Two Allocated Parking Spaces
- Residents Pool, Sauna and Gym
- Three Bedrooms
- Kitchen with Built in Appliances
- Garage with Light and Power
- 11 Metre Mooring
- No Forward Chain

ROOM MEASUREMENTS

Entrance Hall – 6.70m x 1.48m (21' 11" x 4' 10")
Kitchen/Living/Dining – 7.56m x 5.81m (24' 9" x 19' 0")
Bedroom One - 4.08m x 3.02m (13' 4" x 9' 10")
Ensuite Bathroom - 3.37m x 2.18m (11' 0" x 7' 1")
Bedroom Two - 3.12m x 3.36m (10' 2" x 11' 0")
Ensuite WC with basin – 1.27m x 0.95m (4' 2" x 3' 1")
Bedroom Three/Office - 3.10m x 2.28m (10' 2" x 7' 5")
Main Bathroom - 2.10m x 1.89m (6' 10" x 6' 2")
Balcony - 5.54m x 2.36m (18' 2" x 7' 8")
Garage - Garage 37
Two Allocated Parking Spaces - Spaces 4 and 158
11 Metre Mooring - P52

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 welcoming 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, rarely available, waterfront apartment has undergone an extensive refurbishment by the current owners. With enviable West facing marina views from your balcony, features include recently fitted kitchen and three bathrooms, including a large ensuite to the main bedroom, finished to a high specification. Other additions include recently fitted sliding patio doors with electric blinds, and many more features. Plus, this apartment comes with a garage, two allocated parking spaces and an 11-metre mooring. If you appreciate good quality, amazing waterfront sunsets and want to be able to move straight in, then this is the apartment for you!



PROPERTY DESCRIPTION

This beautifully refurbished apartment is situated on the ground floor of Oyster Quay with Westerly Marina Views. The property has been upgraded by the owners throughout.

Thoughtfully designed living space with open plan kitchen to the living area, provides separate areas for cooking, relaxation and dining. With inset spotlights to the ceiling and a modern bespoke, decorative fireplace with space for wall hung TV over. Recently installed floor to ceiling double glazed patio doors, with fitted automatic blinds over, give access to the balcony offering views to the marina. This gorgeous room is decorated in neutral shades and has neutral carpet plus 2 radiators.

The kitchen is fitted with Iced Blue gloss units, co-ordinated worktops and built in appliances. There is multi option lighting to the kitchen and living areas. The breakfast bar offers an alternative to a formal dining space if preferred.

The spacious balcony has space for table and chairs and has been upgraded with composite decking offering a low maintenance option. From this viewpoint you have great westerly views of the marina and can enjoy the afternoon sunshine or the amazing sunsets.

The main bedroom is a good size and has built in floor to ceiling wardrobes with sliding doors and bespoke wooden shutters fitted to the window. The luxurious ensuite is fitted with twin sinks, built into vanity storage, bath with inset TV to wall and large walk-in shower with twin rain style shower heads.



Bedroom three is currently used as an office and is fitted with easily removable, sliding cupboard doors if you wanted to create more bedroom space. Wooden shutters are fitted to the window. Bedroom two is a double room with shutters at the windows and offers a useful ensuite WC with wash hand basin for your guests.

The main bathroom is fitted with a large shower cubicle, wash hand basin, inset to a vanity unit and WC with concealed cistern. A heated towel rail, illuminated wall mirror and inset spotlights to ceiling, finish off the beautiful bathroom.

Outside the apartment comes with a garage with remote control roller door in a nearby block, and two rarely available allocated parking spaces close to the apartment, plus an 11-metre mooring.

MATERIAL INFORMATION

- Price (£) - £520,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£)732 (Charged half yearly)
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 6322.08 for apartment (reviewed April, yearly) inc Port Solent Charge
- Annual Mooring Service Charge - £1242.46 (reviewed 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
- Parking- Two allocated parking spaces plus Garage (Spaces 4 and 158, and Garage 37)
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-Ask Agent re latest situation on Cladding related remedial works
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE 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.







Approximate total area⁽¹⁾

1034.84 ft²
96.14 m²

Balconies and terraces

137.24 ft²
12.75 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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