



## Oyster Quay, Port Solent

Portsmouth, PO6 4TQ

# £305,000

Beautifully presented one bedroom top floor apartment with garage which was fully refurbished in 2019 with a stunning Conquest Kitchen with Miele appliances and the bedroom has built in Conquest Wardrobes and bedside cabinets, a bespoke media wall in the open plan lounge area. Situated in the popular Oyster Quay development at Port Solent Marina. Boasting marina views from the living room and bedroom this is one that will get quickly snapped up. Residents Leisure Centre and Swimming pool.



# Property Features

- Beautifully Presented Throughout
- Modern Kitchen with fitted appliances
- Open Plan, Lounge, Kitchen & Dining
- Large Double Bedroom
- Ensuite with Bath and Shower
- Gas Central Heating Throughout
- Garage with Electric Door
- Allocated Parking Space
- Residents Gym and Swimming Pool
- Must be viewed to appreciate

## OVERVIEW

Port Solent Marina presents the prestigious Oyster Quay development. The location of which offers easy access to the restaurants, multi-screen cinema and bars of The Boardwalk, Port Solent's relaxing waterside experience. Port Solent Marina Lifestyle is one not to be missed.

Oyster Quay is home to 169 luxury apartments in a six / seven story building overlooking the eastern edge of the marina and includes a leisure centre, comprising of Swimming Pool and Gym facilities.

The Boardwalk was designed to have a Mediterranean feel and has a covered walkway which allows easy access to stroll around the numerous restaurants and shops whatever the weather, in addition Port Solent offers a David Lloyd Gym and Multi Screen Cinema.

At the western end of Port Solent the marine based businesses are based, a fully serviced boat yard, marine engineers and repair facilities, boat sales and a chandlery complete Port Solent Marina.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links, make Port Solent the perfect home to relax in.

## ENTRANCE HALLWAY

2' 9" x 14' 11" (0.86m x 4.57m) The hallway is the heart of this apartment with doors off to all rooms, a storage cupboard and a boiler room. Neutral carpet and décor, ceiling downlighters, door entry phone and smoke detector.

## CLOAKROOM

2' 7" x 5' 11" (0.79m x 1.81m) Off the hallway is the cloakroom with light décor and a wall mounted sink and low level WC with a door to the boiler room with a handy hanging space to air your clothes.

## KITCHEN

10' 1" x 8' 7" (3.09m x 2.62m) Open plan kitchen to the lounge/dining area fitted with beautiful Conquest Grey fitted units with a Marble effect Quartz countertop. Built in Miele Fridge/Freezer, Miele Induction Hob and Extractor, Miele Oven and Microwave and space for a washing machine and dishwasher.





### LOUNGE/DINING

12' 8" x 14' 1" (3.87m x 4.30m) Very spacious lounge/dining room which is filled with plenty of natural light from the full width patio doors fitted with remote control Luxaflex blinds and has a bespoke Conquest Media wall. This living room is open plan from the kitchen area, making it a great space for entertaining friends and family. Through the patio doors you lead out onto the balcony which has fantastic marina views.

### BALCONY

10' 11" x 5' 9" (3.35m x 1.76m) Overlooking the marina at Port Solent, this balcony offers the perfect place to relax and enjoy the views.

### LARGE DOUBLE BEDROOM

11' 3" x 12' 2" (3.43m x 3.73m) Large double bedroom with the double glazed window fitted with remote control Luxaflex blinds overlooking the marina. Light decor with wall to wall fitted Bespoke Conquest wardrobes and bedside cabinets., door leading to ensuite bathroom.

### ENSUITE

Large ensuite bathroom with both shower cubicle and bath. There are twin sinks inset over a vanity unit, providing great storage space. Low level WC and bidet. This room is fully tiled with large wall mirror over the sinks. Inset spotlight and shaver socket.

### GARAGE

Electric up and over door. Light and power,

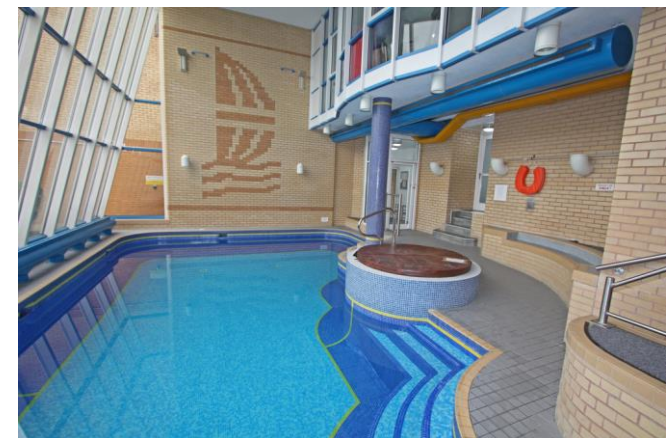


## MATERIAL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining) – 112 years remaining
- Annual ground rent amount (£) 574.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 3383.00, plus Port Solent Charge of £473.09
- Service charge review period (year/month) April Yearly
- Council tax band (England, Wales and Scotland) - Band E Portsmouth City Council
- Shared Ownership - 100% ownership of the property being sold
- Mains electricity
- Mains Water and Sewerage
- Heating - Gas Central Heating
- Broadband - Fibre
- Parking - One Allocated Parking Space
- Construction - Brick and Tile
- Restrictions - Subject To Lease And Covenants
- Building Safety - Ask Agent re latest situation on Cladding related remedial works

## VIEWING BY APPOINTMENT 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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