



Mizzen House

Port Solent, Portsmouth, PO6 4UW

£350,000

2 bedroom, 3rd Floor, WEST FACING Apartment with two allocated parking spaces in the popular Lock Approach Development. With a large balcony offering stunning sunny views of Portchester Castle and Portsmouth Harbour and just a short walk to Port Solent Marina this is an apartment not to be missed.



Property Features

- Views of Portchester Castle
- Unobstructed Views
- 3rd Floor Apartment
- Large Living & Dining Room
- 2 Parking Spaces
- Two Double Bedrooms
- Ensuite To Main Bedroom
- Family Bathroom
- Large Balcony
- Viewing Advised

OVERVIEW

The Anchorage, Lock Approach is a modern, attractive apartment complex situated at Port Solent marina and overlooks Portsmouth Harbour and Portchester Castle.

The apartments all have well maintained communal areas, undercroft parking, secure audio entry system and lifts and stairs to all floors. There is a secure communal garden with views towards the marina.

Lock Approach is walking distance to all the restaurants and bars at Port Solent as well as the David Lloyd Leisure centre and Odeon cinema.

Port Solent offers easy access to the M27 and surrounding areas and Portchester train station is close by.

ROOM MEASUREMENT

Hallway - 15' 4" x 4' 6" (4.67m x 1.37m)
Bathroom - 7' 2" x 5' 7" (2.18m x 1.7m)
Main Bedroom - 11' 9" x 9' 9" (3.58m x 2.97m)
Bedroom Two - 11' 8" x 9' 9" (3.56m x 2.97m)
En Suite - 4' 0" x 6' 5" (1.22m x 1.96m)
Lounge/Diner - 26' 6" x 12' 4" (8.08m x 3.76m)
Kitchen - 9' 5" x 8' 11" (2.87m x 2.72m)

PROPERTY DESCRIPTION

This beautiful third floor apartment is presented in immaculate condition throughout.

Upon entering the apartment you come into the spacious L shaped entrance hall which has carpeted flooring and neutral decor. There is a useful storage cupboard and doors leading to the bathroom and both bedrooms and double doors lead into the lounge/dining room.

Both double bedrooms offer views towards the Harbour. The main bedroom has built in wardrobe with over bed storage and has an ensuite shower room. The 2nd bedroom is of good size and easily accommodates free standing wardrobes and chest of drawers. Both rooms are finished with carpet and neutral decor.



The lounge/dining room is a large space with floor to ceiling double glazed patio doors which fill the room with natural light. This room provides a great space to relax or to entertain as the dining area is open plan to the kitchen. There is a large double cupboard which provides additional storage with integral hot water tank and electric boiler. The neutral decor continues from the hall. From the lounge, you access the good-sized balcony which comfortably accommodates a table and chairs and benefits from afternoon and evening sun due to its westerly aspect with views across to Portchester Castle and the Harbour.

Open from the dining room, the kitchen has fitted wall and floor cupboards and co-ordinating worktop with tiled splashback. There are built in appliances to include a NEFF gas hob with extractor fitted over, NEFF microwave oven, slimline dishwasher, fridge/freezer and washing machine.

The apartment is double glazed throughout with electric heating and there are two allocated parking spaces - one in the undercroft and one outside.

This apartment is finished to a standard that the new owner could move straight in and should be viewed to appreciate all it has to offer.



MATERIAL INFORMATION

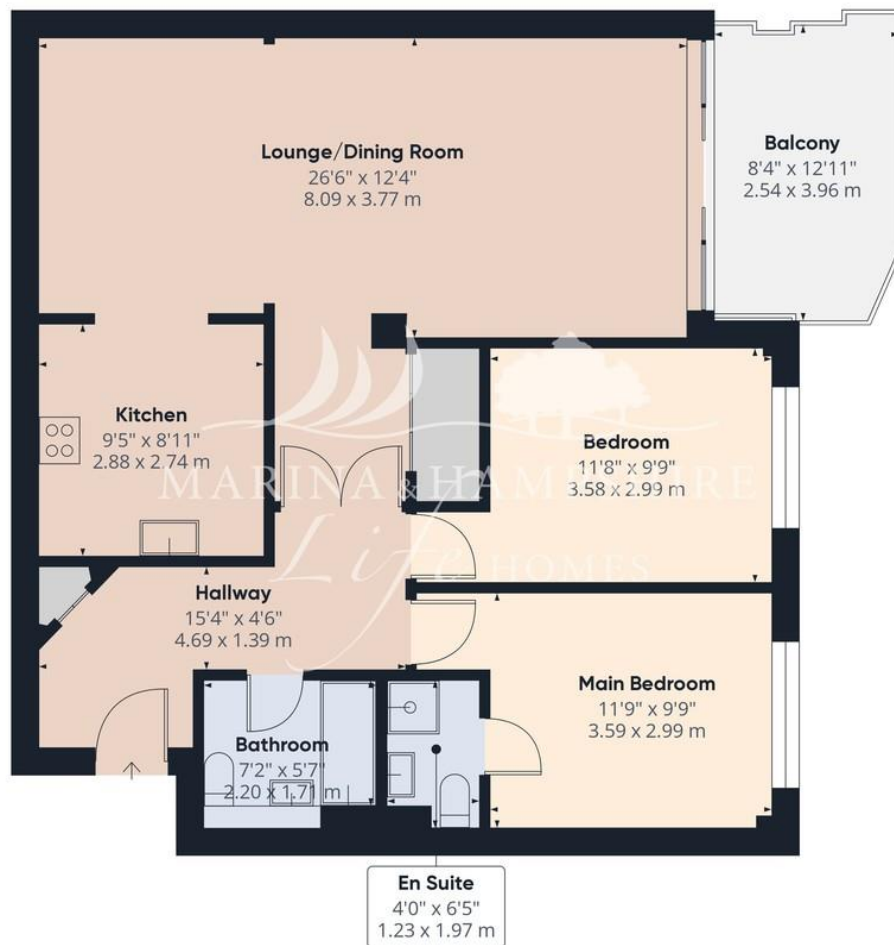
- Price (£) - 350,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual service charge amount (£) 3200
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- 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) Current owner has advised he gets speeds of 50mbps with Sky Glass.
- 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 ONLY 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.







Approximate total area⁽¹⁾

883.6 ft²
82.09 m²

Balconies and terraces

100.1 ft²
9.3 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	81 B	83 B
69-80	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