



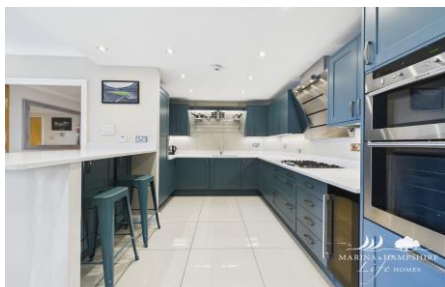
Oyster Quay

Port Solent, Portsmouth, PO6 4TE

Asking Price Of

£435,000

Stunning two bedroom first floor apartment with garage offering fabulous views up the marina fairway, situated in the prestigious Oyster Quay development in Port Solent, Portsmouth. Offered with no forward chain.



Property Features

- Two Double Bedrooms
- Two Bathrooms
- Beautiful views up the Marina Fairway
- Residents Gym and Swimming Pool
- Separate Garage in Block
- Stunning Kitchen with Built in Appliances
- Gas Central Heating
- Large Lounge with Balcony
- Allocated Parking Space
- No Forward Chain

OVERVIEW

Beautifully presented two bedroom first floor apartment with stunning views up the marina fairway, situated in the impressive Oyster Quay complex at Port Solent. The apartment has been extensively upgraded by the current owner to include modernised kitchen and shower room, all neutral decor and flooring. It is the 'inner core' design which means that the living room and both bedrooms have marina views.

The apartment is situated in an ideal position within the Oyster Quay development as it has direct views up the marina fairway from it's first floor position, and it has the added bonus of being sold with one allocated parking space and a garage which is situated in a nearby block.

Oyster Quay is a very well maintained development with communal hallways with stairs and lifts to all floors, and video entry system to each apartment. The exterior has a communal garden/BBQ area where residents can book private functions, a bicycle store, car wash area, electric car charging bays and resident's heated swimming pool, sauna and jacuzzi, plus a gym, which is open every day.

Situated within the marina, the complex is walking distance to the bars and restaurants at Port Solent and locally there is the Odeon cinema and David Lloyd Leisure Centre.

Port Solent itself is conveniently situated on the South Coast near Portsmouth and has easy access to M27 motorway and is close to Portchester train station.

ROOM MEASUREMENTS

Entrance Hall - 5.40m x 1.22m (17' 8" x 3' 11")

Kitchen/Breakfast Area - 5.95m x 2.75m (19' 6" x 9' 0")

Lounge Area - 5.74m x 4.41m (18' 10" x 14' 5")

Balcony - 3.88m x 1.97m (12' 8" x 6' 5")

Bedroom One - 5.23m x 3.00m (17' 1" x 9' 9")

Ensuite - 2.23m x 1.72m (7' 3" x 5' 8")

Bedroom Two - 2.21m x 2.78m (7' 3" x 9' 1")

Shower Room - 1.44m x 1.85m (4' 8" x 6' 0")

Garage - Single Garage with loft ladder and storage, light and power

Allocated Parking Space



PROPERTY DESCRIPTION

Upon entering the apartment you are immediately led into the light and spacious hallway. There are 3 useful storage cupboards which also house the gas boiler and hot water tank.

The focal point of the apartment is the stunning open plan kitchen/dining/living room which has floor to ceiling windows that lead out onto the balcony and offer views of the marina beyond. There is also multi room HiFi fitted throughout the property.

The kitchen is fitted with an extensive range of wall and floor cupboards with white quartz granite worktops and inset sink unit. There are built in appliances to include 5 ring gas hob with extractor over, double oven, microwave/combo oven, full height fridge and separate freezer, plus washing machine, dishwasher and wine cooler. There is a handy breakfast bar with stools for more informal dining or space for a table and chairs for when you are entertaining. The floor is high gloss light tiling and there are inset spotlights to the ceiling and under cupboard lighting.

The living room is a great size and filled with natural light from the large windows. From here you can sit out on your balcony which faces West and take in the marina views and enjoy the afternoon/evening sunshine.

Bedroom one is fitted with a large built in sliding door wardrobe and offers a raised floor in the bed area to enable you to enjoy the views. The ensuite bathroom is fully tiled and fitted with twin sinks, bath, WC and large walk-in shower cubicle.



Bedroom two has a built-in wardrobe and office/desk area and again a raised floor area to take in the view. There is a separate shower room which has been refitted and is fully tiled and includes corner shower cubicle, WC and sink unit with mirror over.

The apartment comes with one allocated parking space and a garage. The garage has had the attic boarded and comes with a loft ladder to provide a great additional storage space, there is also light, and power fitted.

MATERIAL INFORMATION

- Price (£) - £435,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 641
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 4950 for apartment (reviewed April, yearly)
- Annual Port Solent charge amount (£) 516.98 for apartment
- 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-one allocated parking space plus garage
- 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 THROUGH MARINA AND HAMPSHIRE 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⁽¹⁾

984.99 ft²
91.51 m²

Balconies and terraces

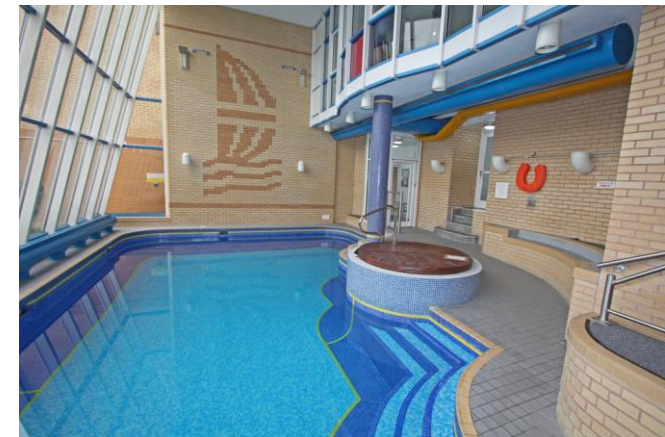
81.7 ft²
7.59 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current
92+	A	83 B
81-91	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