

## Oyster Quay

Port Solent, Portsmouth, PO6 4TQ

**One Bedroom Furnished Apartment**

TO RENT

**£1,350 pcm**



# Property Features

- Furnished First Floor Apartment
- Large Double Bedroom
- Lounge/Dining Room
- Gas Central Heating
- Resident Gym and Swimming Pool
- South Facing Balcony
- Newly Decorated and New Carpets
- Modern Kitchen with Built In Appliances
- One Allocated Parking Space
- Modern Ensuite Bathroom

## OVERVIEW DESCRIPTION

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought-after Oyster Quay Development. Port Solent offers easy access to the Solent, and to all main motorway and rail links, making Port Solent the perfect home to relax in after a tough day in the city.

The development is approached via a private parking area where you will find the communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by intercom. Walk through the inner door; take the lift or the stairs to the 1st floor, where the apartment door awaits you.

## ENTRANCE HALL

14' 5" x 4' 0" (4.4m x 1.23m) Entrance Hall with 2 x useful storage cupboards, one housing hot water tank and boiler. Decorated in neutral décor with grey carpet, modern stainless steel vertical radiator, videophone entry and 2 x flush ceiling light fittings.

## KITCHEN

10' 1" x 7' 9" (3.08m x 2.38m) Lovely modern fitted kitchen with beech colour units and black granite worktops with inset stainless steel one and a half bowl sink with mixer tap and waste disposal. Built in appliances to include Neff gas hob and extractor, Neff double oven and microwave, Bosch dishwasher, Zanussi washer/dryer and Hot point Fridge/Freezer. Ceiling spotlights and grey wood effect vinyl fitted to floor.



### **CLOAKROOM**

6' 3" x 2' 11" (1.93m x 0.89m) Fitted with white sanitary ware to include low level WC and cistern, wall hung hand basin. Flush light fitting and decorated in neutral décor with grey wood effect vinyl to floor.

### **LOUNGE/DINING ROOM**

21' 5" x 12' 4" (6.53m x 3.77m) Newly decorated bright and sunny South facing living room with patio doors opening onto balcony. Decorated in neutral colour scheme with grey fitted carpet. Inset spotlights to ceiling and wall uplighters. This room is furnished with 2 sofas, table and 4 dining chairs, glass shelving unit and matching side tables. Modern vertical stainless-steel radiator.

### **BALCONY**

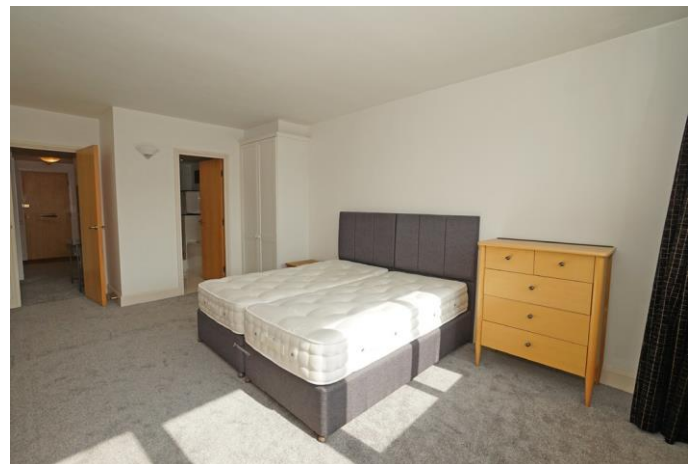
10' 3" x 5' 5" (3.13m x 1.66m) Lovely South facing balcony offering views to the marina.

### **DOUBLE BEDROOM**

16' 11" x 12' 4" (5.16m x 3.77m) Spacious double bedroom with South facing windows overlooking the marina. Built in wardrobe, super king size bed and 3 chest of drawers. Decorated in neutral colour with grey carpet. Wall uplighters. Radiator and TV point.

### **ENSUITE BATHROOM**

11' 1" x 6' 11" (3.39m x 2.13m) Fully tiled, modern ensuite bathroom. There are twin glass countertop sinks, with mirrored bathroom cabinet fitted over. White sanitary ware to include bath with mixer tap, wall hung WC with concealed cistern, large shower cubicle with thermostatic shower unit and fixed shower head. White gloss vanity units with black granite worktop offering plenty of additional storage. Chrome heated towel rail. Inset spotlights fitted to ceiling.



## MATERIAL INFORMATION

- \*Rental Price – £1350 pcm
- \*Holding Deposit – One Weeks Rent (£) 311
- \*Security Deposit – Five Weeks Rent (£) 1557
- \*Length of Tenancy – 12 months
- \*Council Tax Band - F - Portsmouth City Council
- \*Property Construction – Brick
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Gas
- \*Broadband – Fibre to cabinet
- \*Mobile Signal – ADSL Fibre Checker (openreach.com)
- \*Parking – Allocated Parking
- \*Restrictions – Subject to management company covenants
- \*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility – Steps to Communal Entrance & lift and stairs to apartment



## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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		81   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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