



Oyster Quay, Port Way Port Solent, PO6 4TG

# £750,000

Rarely available two bedroom PENTHOUSE apartment with roof terrace, allocated parking, corner garage and a 11 metre mooring. The apartment has been upgraded by the current owner to a very high standard - no onward chain. CALL NOW FOR A VIEWING.









# **Property Features**

- PENTHOUSE APARTMENT
- TWO EN SUITES
- OPEN PLAN
  KITCHEN/LOUNGE/
  DINING ROOM
- PANARAMIC VIEWS
- SOUTH WEST POSITION

- CORNER GARAGE
   WITH ELECTRIC
- 11 METRE MOORING
- ALLOCATED PARKING
- ROOF TOP GARDEN
- RESIDENTS GYM AND SWIMMING POOL

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.



Rarely available two bedroom penthouse apartment with roof terrace allocated parking, a corner garage and an 11 metre mooring.

The apartment has been upgraded by the current owner to a very high standard including a Beauport Kitchen with built in SIEMENS appliances, in the lounge built in Media area and desk also fitted by Beauport.

Both bedrooms have fitted wardrobes and cabinets by CONQUEST.

No expense has been spared in the finish of this beautiful apartment.







# Full Description

#### **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, Sauna and Gym facilities.

#### **ROOM MEASUREMENTS**

HALLWAY - 4'0" x 25'11" (1.23 x 7.91m)

CLOAKROOM - 3'8" x 4'10" (1.13 x 1.49m)

MAIN BEDROOM - 12'11" x 16'2" (3.96 x 4.94m)

EN SUITE - 9'10" x 7'9" (3.01 x 2.36m)

BEDROOM TWO - 11'3" x 8'9" (3.43 x 2.69m)

EN SUITE - 4'9" x 4'10" (1.46 x 1.49m)

KITCHEN - 8'4" x 15'0" (2.56 x 4.58m)

LOUNGE/DINING ROOM - 17'6" x 25'9" (5.36 x 7.87m)

#### **ALLOCATED CAR PARKING**

Car Parking Space 46

# **GARAGE**

Corner Garage no. 68 with electric.

### **MOORING**

P15 Mooring - 11 Metre Mooring situated in the Oyster Quay Basin with electric and water supply.







#### MATERIAL INFORMATION

- Price £750,000
- Tenure Leasehold
- Length of lease (years remaining) 112 Years
- Annual ground rent amount £909
- Ground rent review period (year/month) 1st January
   2018 Every 10 Years (currently under review)

# **Annual Service Charges:**

- Apartment £5,446.68 (reviewed April, yearly)
- Berth £804.16 (reviewed April, yearly)

## **Annual Port Solent Charges:**

- Apartment £619.40 per annum
- Berth £689.74 per annum
- Council tax band (England, Wales and Scotland) Band G -Portsmouth City Council
- 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
- 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)

There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax Land Registration Fees Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.



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.





















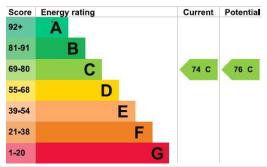












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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements