



Oyster Quay

Port Solent, Portsmouth, PO6 4TF

Two Bedroom Apartment with Allocated Parking

RENT

£1,750 pcm

Property Features

- Fantastic Lifestyle Location
- Refurbished to a High Standard
- Imported Italian Designer Kitchen with Granite Work Top
- 2 Double Bedrooms both with En-Suite
- Fabulous Views of the marina basin
- Private Parking
- Gas Central Heating
- Residents Private Garden with Feature Pond, BBQ Area and Seating
- Residents Leisure Centre with Gym and Pool
- Unfurnished

PROPERTY DESCRIPTION

Port Solent is the ultimate lifestyle destination for lovers of all things nautical, and Oyster Quay is the signature centrepiece at the head of Port Solent Marina, architect designed and built by Regalian Homes to a luxury standard, this development has it all. With full time on-site management, residents' exclusive gardens, Koi Carp ponds, BBQ area, car wash area, private car parking, Private Leisure Centre boasting fully fitted Gym, Pool and Sauna.

ACCOMMODATION

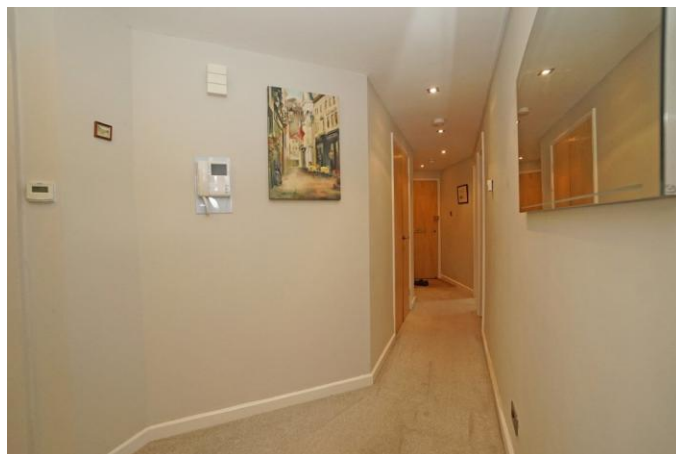
HALLWAY

The hallway welcomes you into the apartment and immediately sets the scene for this fantastic home. Off the hallway are the doors to the bedrooms, cloakroom and a double door leading to the Living/Dining room and modern refurbished open plan kitchen. There are ceiling downlighters, security entry system, heating controllers, carpet under foot and doorbell. To the right you will find a storage cupboard, housing the heating & hot water systems, electricity fuse box, along with shelving, lighting and Power.

CLOAKROOM

4' 3" x 3' 4" (1.3m x 1.02m) Automatic Lighting, Low Level WC, square wall mounted sink, fully tiled, tiled flooring, large frameless mirror and light decor.

Cont'd



WEDGE SHAPED OPEN PLAN LIVING/ DINING ROOM & KITCHEN

30' 1" x 23' 4" (9.17m x 7.11m) This is where this apartment comes alive with upgraded large full width floor to ceiling patio doors (4.5m Wide) that allow the light to flood into this room and provide fantastic views of Port Solent Marina. It is simply stunning. The large "wedge" shaped room features light carpet flooring throughout, two tall modern wall mounted central heating radiators, TV and Sky sockets, brushed steel sockets and switches, vertical blinds and remote control lighting system. Open plan to the stunning Imported Italian Designer Kitchen.



KITCHEN

Modernised to an incredibly high standard with meticulous attention to detail this circular Imported Italian designer kitchen with granite work top in high gloss black and cream, is truly a masterpiece that any chef would be delighted to own. Laid to black and white tiled flooring with underfloor heating, this kitchen has an abundance of units and appliances.

Integrated Appliances are: SMEG Washer/Dryer Smeg 900mm Stainless Steel Fan oven and Grill AEG 600mm Induction Hob Falmec feature curved stainless steel extractor hood BOSCH Dishwasher, Microwave, full height stand alone LG American Style Fridge Freezer



MAIN BEDROOM

15' 4" x 11' 10" (4.67m x 3.61m) The main bedroom is a well fitted good sized double room with a double glazed window to the rear aspect. There is light carpet, light decor ceiling downlighters and a ceiling light/fan. Fitted with modern high gloss ceiling height sliding mirror wardrobe (3m long) packed full of hanging and storage solutions. There is a modern under window grey central heating radiator, brushed sockets and switches, TV and telephone points.



MAIN BEDROOM ENSUITE

9' 10" x 7' 2" (3m x 2.18m) Modern contemporary styling incorporating the very best in bathroom design, this en-suite boasts a corner bath with chrome taps and shower attachment. There is a double shower enclosure with glass doors, monsoon shower head and hand held shower attachment.

You will also find a large wall hung basin with under storage and chrome taps a large frameless mirror over.





In addition there is a low level WC, fully tiled flooring and walls, a double glazed opaque window and vertical blinds, ceiling downlighters and a modern brushed chrome wall mounted radiator.

BEDROOM 2

10' 2" x 10' 2" (3.1m x 3.1m) The second bedroom is a good sized double room with a double glazed window, curtains and venetian blinds overlooking the rear aspect. carpet, light decor, brushed sockets and switches and wall lights complete this room.

BEDROOM 2 ENSUITE

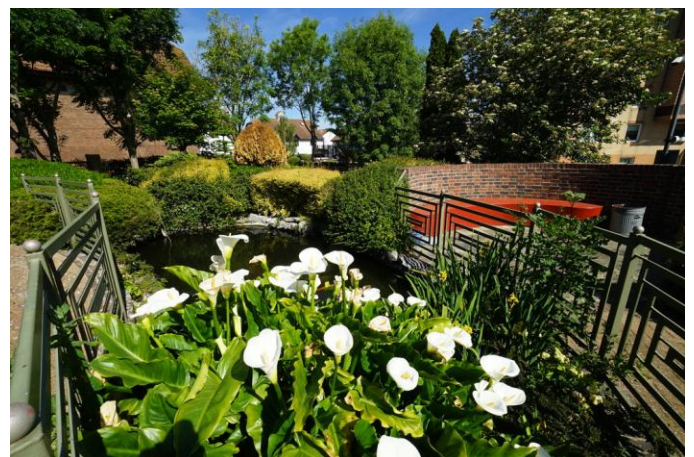
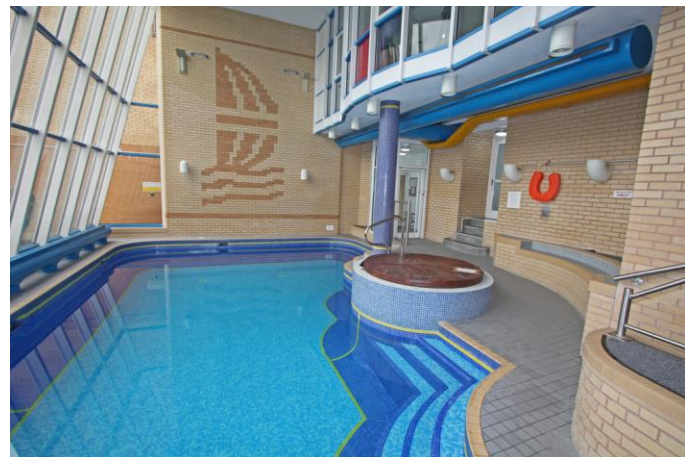
Light tiled flooring with fully tiled walls, this room has a comprehensive suite comprising of a low level WC, corner sink with mixer tap, white wall mounted towel warmer/radiator and shower cubicle. Finished with a double glazed opaque window and venetian blinds and ceiling downlighters

BALCONY

14' 9" x 7' 8" (4.5m x 2.34m) The balcony is off the living room and has great views of the marina basin. Constructed of patio stones and smoked glass panels. Outside lighting and covered roof will extend those summer evenings. Oyster Quay offers its residents a quiet marina cul-de-sac where you can open the patio doors and watch the day go by. The internal walkway of Oyster Quay has private security access for the use of Oyster Quay and Port Solent residents only.

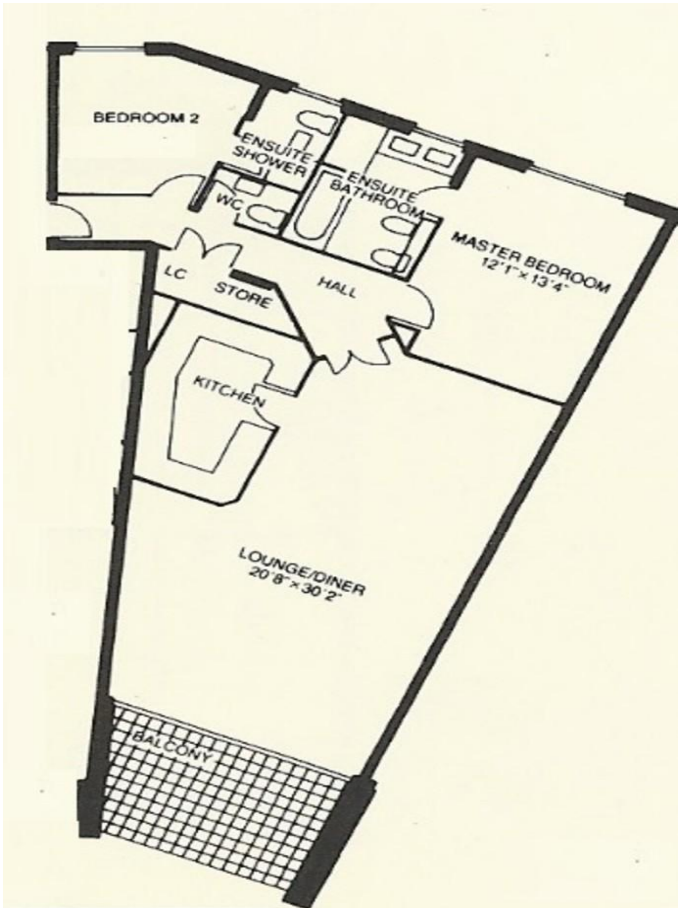
MATERIAL INFORMATION

- *Rental Price – £1750 pcm
- *Holding Deposit – One Weeks Rent (£) 403.84
- *Security Deposit – Four Weeks Rent (£) 1615.36
- *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 \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))
- *Accessibility – Steps to Communal Entrance, ground floor apartment



**VIEWING BY APPOINTMENT ONLY THROUGH
MARINA AND HAMPSHIRE 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	75 c	79 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