



Sonata House

Port Solent, Portsmouth, PO6 4UZ

Two Bedroom Furnished Apartment with Parking

RENT

£1,500 pcm

Property Features

- FURNISHED Top Floor Apartment
- Cathedral Ceiling to the Lounge
- Modern Contemporary Styling
- Fully Fitted Kitchen
- Unobstructed Marina Views
- Large Balcony off the Living Room
- 2 Double Bedrooms 1 en-suite
- Family Bathroom
- 2 Parking Spaces Undercroft and Secure
- Available November

OVERVIEW

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated within the highly popular and sought after Lock Approach Development.

You approach Sonata House from Lock Approach where you will enjoy magnificent views across the upper reaches of Portchester Channel, Portsmouth Harbour and Portchester Castle.

From the balcony of this apartment you will enjoy uninterrupted views along the entire length of the Marina itself.

The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way. Once inside you have the choice of the lift or stairs to take you to the top floor, where you will find the generously proportioned communal area serving just six apartments.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel. Port Solent is only a 20-minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links makes Port Solent the perfect home.

HALLWAY

From the top floor communal landing you will find the front door to the apartment, the hallway is a wide "L" shaped entrance that leads you to the centre of the apartment, from where the doors to the living/dining room, bedrooms and main bathroom can be found.

The hallway has real wood flooring, light modern décor, ceiling lighting, chrome sockets and switches, smoke detector and heating controller - the perfect approach to this well presented apartment.



LIVING ROOM

18' 11" x 16' 7" (5.79m x 5.08m) The living/dining room lies at the heart of this modern apartment, and can be described as light, bright and airy, this room is both large, spacious and practical. It enjoys the benefit of large patio doors to the balcony bringing the outside in. It has real wood flooring, light neutral decor, and two radiators.

DINING AREA

11' 6" x 9' 7" (3.53m x 2.94m) Step up from the living room and you will find the dining area, with plenty of space to sit down and entertain, this space gives fantastic views down onto the marina. The dining area benefits from a wall mounted radiator, real wood flooring and modern decor. This is such a sociable space where your guests can see the kitchen and living areas – Excellent for those dinner parties!

LIVING ROOM BALCONY

11' 9" x 8' 5" (3.60m x 2.57m) The balcony runs seamlessly from the living room and is a natural extension to the modern living provided by this apartment. Overlooking the main marina fairway, you can relax and watch the day go by in one of the South Coast's most exclusive areas. This balcony enjoys the sunshine for a large proportion of the day and offers its new owners some of the most enjoyable views there are on offer. This is the perfect place to relax and enjoy a drink or some alfresco after a hard days work.

KITCHEN

9' 3" x 9' 3" (2.82m x 2.84m) The kitchen has an impressive inventory of fitted units and appliances with modern light wood units on both wall and floor with a number of feature units and shelving.

The appliances are provided by Neff and consist of a Stainless Steel fan oven and grill, Microwave, Washer/dryer, Neff dishwasher and a gas hob and extractor. The sink is a stainless steel sink with 1 1/2 bowl and waste disposal. Finished to a high standard this kitchen has dark floor tiles, light wall tiles, chrome downlighters and an extractor.

MAIN BEDROOM

14' 10" x 11' 1" (4.53m x 3.40m) The main bedroom is well appointed with a full range of fitted bedroom units. There is a long feature window which overlooks the marina, there is a neutral carpet and light modern décor throughout. This bedroom has been thoughtfully designed to maximise storage whilst keeping a bright and airy feel. Complete with ceiling light and low level, under window radiator.



MAIN BEDROOM EN-SUITE

6' 5" x 3' 11" (1.97m x 1.21m) Fully tiled with light modern wall and floor tiles make this en-suite the perfect accompaniment to any main bedroom and has a corner shower enclosure, low level WC and a sink all in modern white finish.

To dress this room there is a frameless mirror, shaver socket, toilet roll and towel holders, radiator stage lighting over the mirror, downlighters, glass fronted wall cupboard and an extractor fan.

BEDROOM 2

18' 0" x 8' 0" (5.51m x 2.44m) Light and airy this bedroom benefits from a great view across the marina from the double window. There is a fully fitted sliding door wardrobe, complete with an extensive range of hanging and storage solutions within including a bespoke workstation area. The bedroom has a laminate wooden floor with light modern decor and is finished with a radiator under the window a ceiling light and fan along with downlighters over the wardrobe doors.

MAIN BATHROOM

6' 8" x 7' 1" (2.04m x 2.18m) Main bathroom with a white suite comprising of a bath with shower and shower curtain over, low level WC, and wall mounted sink.

Tiled floor and walls with a frameless mirror shaver socket, corner wall cupboard with mirror door, toilet roll holder along with downlighters and a radiator.

UTILITY CUPBOARD

Double doors lead to the utility cupboard with ample storage space and housing the hot water and heating system, this utility cupboard is an incredibly useful addition to an apartment.

STORAGE CUPBOARD

Ideal storage solution just inside the Bathroom door.

PARKING

This apartment comes with 2 secure undercroft and private car parking spaces.

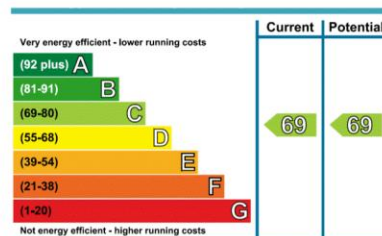


MATERIAL INFORMATION

- *Rental Price – £1500 pcm
- *Holding Deposit – One Weeks Rent (£)346.15
- *Security Deposit – Five Weeks Rent (£)1730.76
- *Length of Tenancy – 12 months
- *Council Tax Band - F
- *Property Construction – Brick and steel construction
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric via radiators
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – 2 x parking spaces
- *Restrictions – Subject to lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Lift access

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.



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