



## Mizzen House, Lock Approach

Port Solent, PO6 4UW

Asking Price Of

**£390,000**

Marina Life Homes are delighted to offer for sale this top floor, 2 bedroom, sea view apartment within the popular Lock Approach Development of Port Solent. Boasting a living room with cathedral style ceiling, two double bedrooms with en-suite to the main bedroom, split level dining/living and magnificent panoramic views overlooking the marina.





# Property Features

- Top Floor Apartment
- Large Sunny Cathedral Style East Facing Balcony
- Split Level Cathedral Style Living/Dining Room
- Fully Fitted Kitchen with Appliances
- Two Bathrooms
- Secure Undercroft Parking for Two Cars
- Safe and Secure – Video Entrance System
- Unobstructed Views of Marina
- Quality Finish Throughout

## Full Description

### OUTSIDE

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

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.

### HALLWAY

15' 5" x 6' 6" (4.7m x 2.0m) Once inside, you are met by the hallway which is the heart of the apartment, with doors off to all rooms this space sets the scene and clearly demonstrates the overall feeling of quality this apartment enjoys. There is a Utility Cupboard with shelving. There is a radiator, electricity fuse box, smoke alarm along with ample brushed steel sockets and switches.

### MAIN BATHROOM

6' 6" x 7' 2" (2.0m x 2.2m) The family bathroom has a modern feel throughout with tiled marble effect flooring and walls. The bathroom suite comprises of a white bath with power shower over, with matching sink and low level WC. To finish this bathroom there is an extractor fan, downlighters, shaver socket, a radiator and a mirror with dressing room lighting above.

### MAIN BEDROOM

14' 5" x 9' 10" (4.4m x 3.0m) This double bedroom has stunning panoramic views from the  $\frac{3}{4}$  height double window, across the marina. There is a low level radiator beneath the window. The room is finished in light modern decor. There are ample power points, and TV point and ceiling light.

### MAIN BEDROOM ENSUITE

6' 6" x 3' 11" (2.0m x 1.2m) En-suite shower room to the main bedroom has a suite comprising of a single shower enclosure, modern white sink and low level WC. Finished to the same modern standard as the Family Bathroom, this en-suite has marble effect tiling to the floor and walls, frameless mirror with dressing room lighting above, downlighters, shaver socket, a radiator and extractor fan.



## BEDROOM 2

14' 5" x 9' 10" (4.4m x 3.0m) This great sized second bedroom enjoys a sunny aspect through its triple window overlooking the marina. The room is decorated in neutral décor with light carpet, giving a bright and airy feel to this room. There are ample power points, ceiling lighting, and a radiator.

## LIVING ROOM

18' 8" x 26' 2" (5.7m x 8.0m) From the hallway you will come to the double storage cupboard housing the hot water and central heating system, as well as ample hanging and shelving, then pass on to the living room which is the centre piece of this apartment, finished with wooden flooring which flows seamlessly into the living room from the hallway. Look to your left and you will find the fantastic patio doors leading out to the balcony. This living room is spacious and versatile and showcases modern living at its best. There is a radiator TV & Telephone point, security entrance system and ceiling lighting.

## DINING AREA

11' 5" x 9' 10" (3.5m x 3.0m) Step up from the living room and you will find the large, spacious dining area, with plenty of space to sit down and entertain. The dining area has a radiator, wooden flooring and modern decor throughout. This dining area is excellently placed, and is perfect for entertaining.

From the dining room you can then move into the kitchen.





## KITCHEN

9' 2" x 8' 10" (2.8m x 2.7m) Off the dining area you will find the (Paula Rosa) modern fitted kitchen, with a large amount of fitted floor and wall units, cupboards and pull-out larder. Presented in Light Wood (Honey) doors and matching worktop, this kitchen is presented in excellent condition and comes with a fantastic inventory of Neff fitted appliances. Combi Microwave/Oven, Single Oven/Grill, Integrated Washer Dryer, Integrated Slimline Dishwasher, Full height Fridge Freezer, 4 burner Gas Hob and Stainless Steel extractor unit. There is a stainless Steel 1½ bowl sink with mixer tap and waste disposal unit. There are downlighters and a wine rack and the kitchen is finished with Mosaic style tiling.

## BALCONY

11' 9" x 8' 6" (3.6m x 2.6m) The easterly facing balcony brings streams of light to the apartment, gives a feeling of Mediterranean living, and has fantastic views across the marina. Enjoy alfresco dining in this covered balcony and bring the outdoors in - this balcony is excellent for extending those long summer evenings, enjoying a meal with friends and maybe a glass or two of wine. The balcony has table and two chairs, is decked and has a feature wood/stainless steel handrail along with outdoor lighting. Being easterly facing, this balcony enjoys the morning and afternoon sunshine.

## PARKING

This apartment comes with 2 car parking spaces with both being in the undercroft. Roller shutter entrance with access only by residents, this emphasis on safety and security is something not to be underestimated.

## MATERIAL INFORMATION

- Price (£) - 390,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual service charge amount (£) 3200.00
- Service Charge Review - November Annually
- Annual Ground Rent (£)100
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker ([openreach.com](http://openreach.com))
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

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.

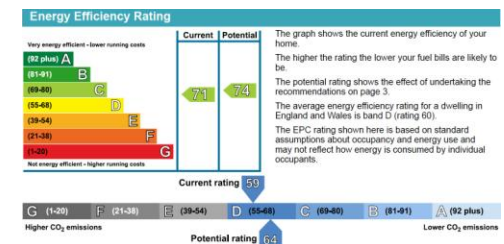
## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES

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.









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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 and 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