



Oyster Quay, Port Way

Port Solent, PO6 4TG

Asking Price Of

£365,000

Stunning ground-floor two-bedroom apartment at Oyster Quay, Port Solent. Beautifully presented with modern bathrooms, spacious main bedroom with fitted wardrobes, versatile Jack & Jill en-suite, stylish fitted kitchen, allocated parking and access to residents' pool, gym, gardens and BBQ area.



Property Features

- Two-Bedroom Ground Floor Apartment
- Immaculately Presented to a High Standard
- Designer Kitchen
- 2 Double Bedrooms both with En-Suite
- Private Balcony overlooking the Marina
- Allocated Parking
- Residents Private Garden with Feature Pond, BBQ Area, and Seating
- Residents Leisure Centre with Gym and Pool
- Gas Central Heating
- Close To The Boardwalk

OVERVIEW

Enjoy the perfect blend of waterside living and modern convenience at Oyster Quay, an exclusive marina development offering a relaxed and refined lifestyle in the heart of Port Solent.

Designed around the marina lifestyle, residents benefit from a fantastic selection of private facilities including a residents' swimming pool, gymnasium, beautifully maintained communal gardens and a dedicated BBQ area – ideal spaces to relax, socialise and make the most of the surroundings.

The development provides a secure and peaceful environment, perfectly suited to those seeking a low-maintenance home, a convenient lock-up-and-leave retreat, or a permanent residence where you can enjoy everything this unique location has to offer.

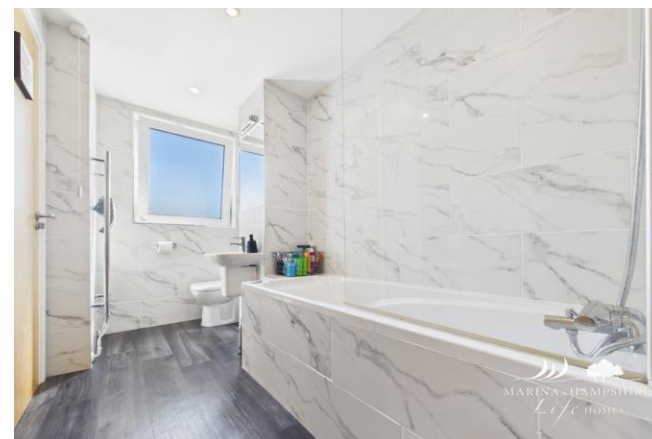
Port Solent's vibrant waterfront is right on your doorstep, with an array of restaurants, cafés, bars and leisure amenities creating a wonderful atmosphere throughout the year. Whether enjoying a morning coffee, an evening meal overlooking the marina or a leisurely stroll along the water's edge, there is always something to enjoy.

Offering excellent connectivity, Oyster Quay is ideally positioned for access to the M27, A27 and A3, providing convenient links to Portsmouth, Southampton, Chichester and surrounding areas. Cosham railway station offers direct connections towards Portsmouth Harbour and London Waterloo, while the attractions of Gunwharf Quays, Portsmouth Historic Dockyard and the coastline are all easily accessible.

Combining a sought-after marina setting, superb resident amenities and a welcoming community atmosphere, Oyster Quay provides a truly special opportunity to embrace an exceptional South Coast lifestyle.

ROOM MEASUREMENTS

HALLWAY - 21' 0" x 2' 11" (6.4m x 0.89m)
MAIN BEDROOM - 13' 1" x 11' 10" (3.99m x 3.61m)
EN SUITE - 10' 0" x 7' 2" (3.05m x 2.18m)
BEDROOM TWO - 11' 3" x 10' 1" (3.43m x 3.07m)
JACK AND JILL EN SUITE - 10' 2" x 5' 4" (3.1m x 1.63m)
KITCHEN - 12' 8" x 6' 8" (3.86m x 2.03m)
LIVING/DINING ROOM - 30' 1" x 20' 11" (9.17m x 6.38m)
BALCONY - 14' 4" x 8' 2" (4.37m x 2.49m)



PROPERTY DESCRIPTION

This stunning ground floor wedge-design two-bedroom apartment offers a wonderful opportunity to acquire a stylish and beautifully maintained home within the desirable Oyster Quay development.

Thoughtfully updated throughout, the apartment has been decorated in a tasteful neutral palette, creating a bright and welcoming atmosphere ready for the next owner to simply move in and enjoy. The bathrooms have been upgraded to provide a contemporary finish, featuring a walk-in shower area with integrated storage, combining practicality with modern design.

The impressive main bedroom is a fantastic size and benefits from fitted wardrobes, providing excellent storage solutions. The second bedroom is equally versatile and features a clever Jack and Jill en-suite arrangement, allowing convenient access from both the bedroom and hallway – perfect for visiting guests or family staying over. The kitchen has been carefully designed with both style and functionality in mind. Finished in a sophisticated grey tone and complemented by light marble-effect countertops, it offers a modern and practical space with a combination of cabinetry and open shelving. The kitchen is exceptionally well equipped, featuring an integrated washer/dryer, double oven with microwave facility, electric hob with additional single gas burner, fridge/freezer, dishwasher, ideal for those who enjoy cooking and entertaining.

With its generous accommodation, thoughtful upgrades and convenient ground floor position, this apartment provides a fantastic low-maintenance home in a sought-after waterside location.

Further benefits include one allocated parking space, making this an ideal property for those looking for comfort, convenience and the opportunity to enjoy the unique Port Solent lifestyle.



ALLOCATED PARKING

NUMBER 32

MATERIAL INFORMATION

- Price (£) - 365000
- Tenure - Leasehold
- Length of lease (years remaining) – 111 Years
- Annual ground rent amount (£) 584.00 and £4.50 car bay
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) for apartment £5761.88 (reviewed April, yearly) car bay - £255.63
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply - inc in Service Charge
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking - One Allocated Parking Space, number 32
- 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.

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	77 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 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