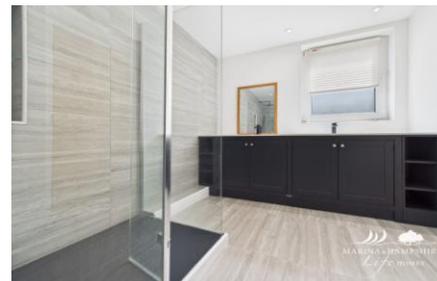


Oyster Quay, Port Solent
Portsmouth, PO6 4TF

Asking Price Of

£379,950

Third Floor, 2-bedroom double bedroom apartment with fabulous views of Port Solent Marina. Facing due west, this apartment enjoys the benefit of sun throughout the afternoon and evening and the added bonus of some spectacular sunsets. Stunning Kitchen/Dining/Living Room Both bedrooms have their own En-suites, and the apartment comes with parking.



Property Features

- 2 Bedroom 3rd Floor Apartment
- En-Suite to both Bedrooms
- Modern Open Plan Kitchen with Built in Appliances
- Balcony overlooking the Marina
- Sunny West Facing Aspect
- Residents Gym, Spa, Sauna and Heated Indoor Pool
- Residents Private Garden and BBQ Area
- Close to Port Solent and The Boardwalk
- Vacant Possession. No Chain
- Parking and Visitor Parking

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 and Gym facilities.

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.

PROPERTY DESCRIPTION

Located on the third floor of the sought-after Oyster Quay development in Port Solent, this beautifully presented two double bedroom apartment offers contemporary living with scenic marina views.

The spacious open-plan living area features a refitted kitchen designed in stylish two-tone Pebble and Lava grey cabinetry, complemented by quartz countertops. High-spec integrated appliances include a Neff Slide & Hide oven, built-in Neff microwave/convection oven, Neff Induction Hob and AEG dishwasher, a Samsung American Fridge/Freezer and the double stainless-Steel sink features a waste disposal. A discreet utility cupboard in the hallway houses the washing machine and dryer, ensuring practicality without compromising aesthetics.

Both double bedrooms benefit from refitted en-suite bathrooms with underfloor heating, each featuring walk-in showers with modern fittings and finishes, offering privacy and convenience. The apartment also benefits from a guest cloakroom



The bright open plan lounge/dining area opens onto a private marina-facing balcony through large patio doors, complete with Somfy electric blinds for comfort and ease. Perfect for relaxing or entertaining while enjoying tranquil waterfront views.

Residents also enjoy access to Oyster Quay's leisure facilities which include swimming pool and gym, secure parking, and a vibrant marina lifestyle with restaurants, shops, and walkways right on the doorstep.

ROOM MEASUREMENTS

OPEN PLAN KITCHEN/LIVING ROOM - 27' 7" x 23' 1" (8.41m x 7.04m)

MAIN BEDROOM - 15' 2" x 11' 9" (4.62m x 3.58m)

MAIN EN-SUITE - 10' 1" x 7' 4" (3.07m x 2.24m)

BEDROOM TWO - 13' 11" x 13' 0" (4.24m x 3.96m)

EN-SUITE - 6' 4" x 4' 3" (1.93m x 1.3m)

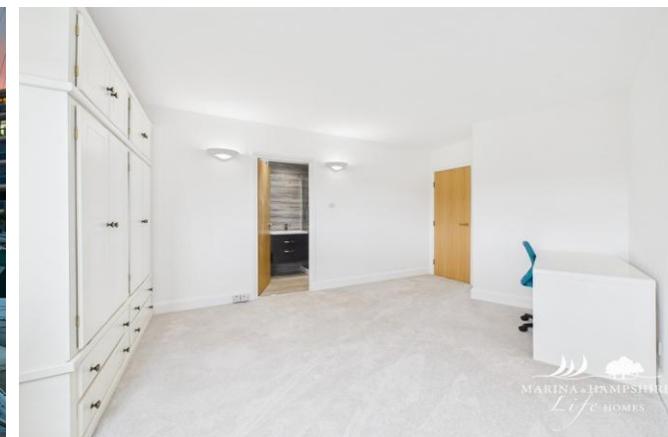
CLOAKROOM - 3' 4" x 4' 5" (1.02m x 1.35m)

HALLWAY - 3' 0" x 20' 11" (0.91m x 6.38m)

BALCONY - 5' 9" x 16' 0" (1.75m x 4.88m)

ALLOCATED PARKING SPACE

PARKING SPACE 21 - OPPOSITE THE BLOCK



MATERIAL INFORMATION

- Price (£) - 400,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 584.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 5995.03 for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band F
- 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

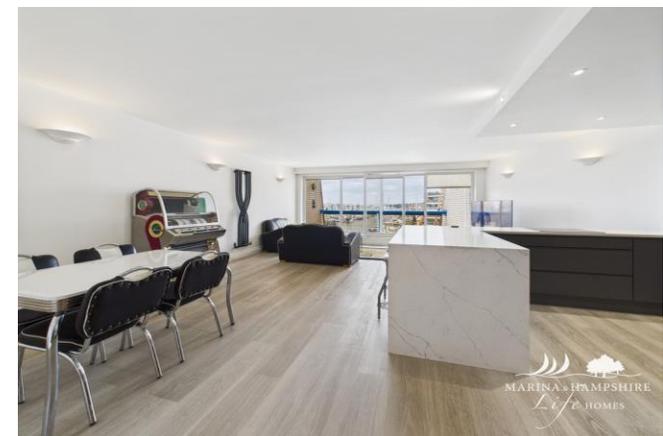
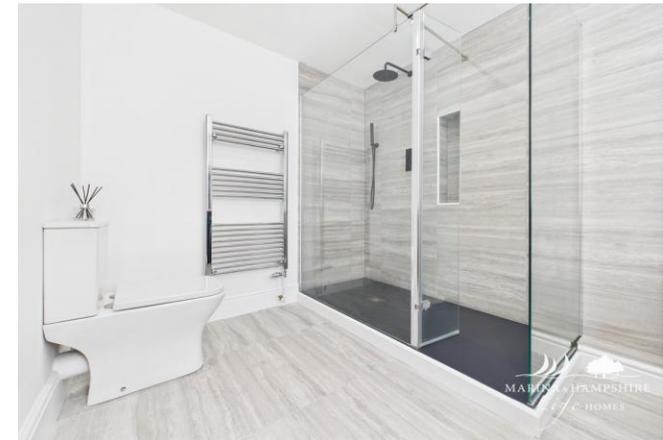
Land Registration Fees

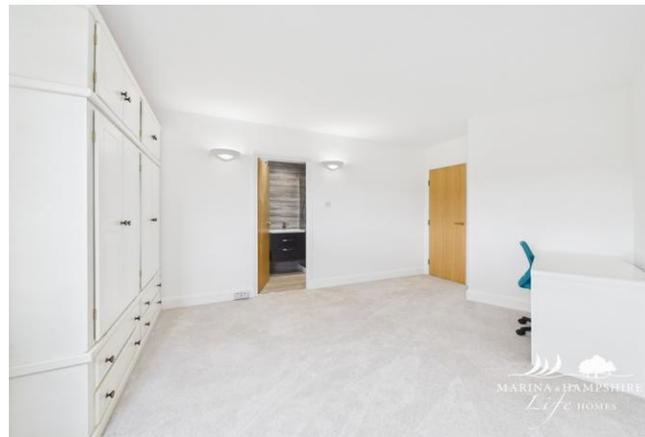
Solicitors Fees and Disbursements

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

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.





Score
92+
81-91
69-80
55-68
39-54
21-38
1-20



Approximate total area⁽¹⁾

1095 ft²
101.7 m²

Balconies and terraces

83 ft²
7.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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.