



## Oyster Quay

Port Way, Port Solent, PO6 4TE

RENT

**£1,595 pcm**

Beautifully Presented Two Double Bedroom Unfurnished Ground Floor Apartment with GARAGE and situated in the popular Oyster Quay development at Port Solent. Close to the Boardwalk with its many Restaurants and a Cinema Complex. Call now to view!!



# Property Features

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE
- UNFURNISHED
- EN SUITE TO MAIN BEDROOM
- GAS CENTRAL HEATING
- LARGE BALCONY OVERLOOKING THE MARINA
- RESIDENTS GYM AND SWIMMING POOL
- RESIDENTS BBQ AREA
- AVAILABLE END OF JULY

## OVERVIEW

Oyster Quay is a prestigious development of apartments within Port Solent Marina. The development is approached via a private parking area where you will find a welcoming communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by intercom.

Oyster Quay benefits from a residents Private Gym and Swimming pool which is available for the exclusive use of all residents, the pool is heated and the area benefits from a Jacuzzi and Sauna.

There is also a communal garden area which can be booked for private functions, BBQ's etc and an onsite management team for all your immediate needs.

This apartment benefits from being on the ground floor and has amazing views straight up the Marina from your balcony. Offered on an unfurnished basis, the apartment offers 2 bedrooms, 2 bathrooms and garage. Available from the start of July.

## ROOM MEASUREMENTS

HALLWAY- 16' 2" x 5' 9" (4.95m x 1.77m) and 3' 4" x 9' 8" (1.03m x 2.97m)  
BATHROOM - 5' 7" x 6' 11" (1.71m x 2.11m)  
BEDROOM TWO - 9' 9" x 10' 5" (2.98m x 3.20m)  
MAIN BEDROOM - 13' 6" x 10' 0" (4.14m x 3.07m)  
EN SUITE - 5' 6" x 7' 4" (1.68m x 2.26m)  
OPEN PLAN KITCHEN/DINER/LOUNGE AREA - 20' 2" x 19' 2" (6.17m x 5.86m)  
BALCONY - 7' 9" x 18' 2" (2.38m x 5.54m)

## PROPERTY DESCRIPTION

This ground floor two bedroom apartment has a very light and airy feel and is presented in good order throughout.

The communal hallway has access to just 3 apartments on each floor. Upon entering the apartment you are welcomed by a spacious entrance hall which has a useful storage cupboard, plus a large cupboard housing the hot water tank and gas boiler.

From the hallway there are doors leading to both bedrooms, which are both double rooms which benefits from built in wardrobe storage to main bedroom, bedroom two is currently being used as a study The main bedroom has a large ensuite bathroom which has the sink inset into vanity unit, bath, shower cubicle and WC.

The main bathroom is fitted with white sanitary ware to include bath with mixer tap and shower over and shower screen, pedestal wash hand basin and WC. The walls are fully tiled, with wall light, mirror and shaver socket as useful additions. The floor is tiled and the room is lit by inset spotlights to the ceiling.



The main feature of the apartment is the lovely light and spacious open plan kitchen/diner/living room which has floor to ceiling sliding patio doors leading out onto the balcony. The kitchen area is fitted with neutral base and wall cupboards with a black gloss counter top, the added bonus of integrated appliances which include Bosch oven and microwave, electric hob and extractor, fridge/freezer and a washing machine. The beauty of this kitchen is that you have views of the marina whilst preparing your dinner and it is a lovely social space when entertaining guests. The lounge and dining area is a fabulous size to fit good size sofa's and table and chairs and stunning views over the marina. Patio doors lead onto this great size balcony with space for table and chairs and addition furnishings, whilst on the balcony you are able to enjoy amazing views of the marina while relaxing and enjoying the sunshine and watching the world go by!

The apartment is offered on an unfurnished basis and is available from the end of July.



## MATERIAL INFORMATION

- Price (£) - £1595 pcm
- Holding Deposit - One Weeks Rent - £368.07
- Security Deposit - Five Weeks Rent - £1840.38
- Council tax band (England, Wales and Scotland) - Band F
- Mains Water Supply - Included in the Rent
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- Garage
- 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)
- Accessibility - Ground Floor Apartment but there are a few steps up to the communal hallway from outside the building

## 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.







**Approximate total area<sup>(1)</sup>**  
 887.6 ft<sup>2</sup>  
 82.46 m<sup>2</sup>

**Balconies and terraces**  
 138.64 ft<sup>2</sup>  
 12.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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 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