



Oyster Quay
Portsmouth, Hampshire, PO6 4TF

One Bedroom Apartment with Allocated Parking

RENT

£1,450 pcm

Property Features

- Modernised Throughout
- Contemporary Kitchen
- Westerly Aspect with Stunning Marina Views
- 3rd Floor
- Available September
- Main Bedroom with Ensuite
- Parking
- Residents Leisure Centre
- Close to Bars and Restaurants of Port Solent.

OYSTER QUAY

Oyster Quay is an exclusive development of 168 - 1,2- and 3-bedroom apartments, all with views across the Port Solent Marina from their balconies.

Port Solent's Boardwalk is the South Coast's premier place to eat, drink, shop, unwind and watch the world go by. Renowned for its waterside dining, boutique shopping and family entertainment, there is no better place to spend your quality time.

For the yachtsman, this is an ideal, safe and secure location with free 24/7 access in and out of the marina with a slow cruise to the mouth of Portsmouth Harbour to the Solent which offers arguably the best sailing and motor boating in the country.

Port Solent has fantastic links to road, rail, sea and air with major regional airports in Southampton and Bournemouth, Train services to London and the Midlands and has the M27, A3 and M3 close by.

Ferry services go from Portsmouth and connect to The Isle of Wight, France, The Channel Islands and Spain.

Be well connected in one of the most sought-after marina environments on The South Coast.

This apartment is located on the third floor of the apartment development overlooking the marina basin. Comes with a car parking space and additional parking for guests this apartment is perfectly equipped to offer its new tenants the perfect lifestyle experience.

There is the benefit of a residents only leisure centre which has a heated swimming pool, Jacuzzi, sauna and fully equipped gymnasium. There is also the benefit of a residents only garden with BBQ's and Coy Carp Ponds.



HALLWAY

14' 11" x 2' 11" (4.57m x 0.89m) The third-floor communal landing has access to only three apartments giving an exclusive feel to this marina apartment. The hallway leads through the centre of the apartment and services all rooms. There is a light grey carpet throughout the apartment complemented with white décor. The hallway is open plan to the living space and offers a light and airy feel to the apartment. There is a wall mounted radiator, doorbell, thermostat and brushed steel ceiling down lighters.

CLOAKROOM

6' 0" x 2' 7" (1.84m x 0.80m) The cloakroom has an oak door, light grey tiled flooring with white walls. The suite is made up of a low-level WC and a rectangular hand wash basin with mixer tap and gloss white vanity unit under. There are brushed steel ceiling down lighters, ceiling extractor, frameless mirror along with a wall mounted toilet roll holder and towel holder. There is a further door into the boiler room.

DOOR TO BOILER CUPBOARD

6' 1" x 3' 6" (1.87m x 1.09m) There is a boiler room housing the gas central heating boiler, hot water emersion tank, header tank and electrical fuse box.

MAIN BEDROOM

16' 9" x 12' 11" (5.13m x 3.94m) Overlooking the marina the main bedroom has great views in a westerly direction. This is a generous sized double room with built in blinds throughout. There is light grey carpet with white décor and wall lighting.

MAIN BEDROOM ENSUITE

11' 0" x 7' 5" (3.37m x 2.28m) Modernised large en-suite which also acts as a laundry room. There are light grey tiles to the floor and most of the walls. The en-suite has the benefit of a large (1.66m long) walk in shower that has both a fixed monsoon head shower and wand shower. There is a large rectangular hand wash basin with mixer tap and wood effect vanity unit under and a large frameless mirror over. Lighting is from the brushed steel ceiling downlighters and there is a wall mounted chrome towel warmer and a shaver socket.

Step up to the second level of this en-suite where you will find the low-level WC along with the laundry area housing the Zanussi tumble Dryer and Washing Machine. This level also has brushed steel ceiling down lighters and a chrome wall mounted radiator, extractor and wood effect storage cupboard.

LIVING ROOM

15' 7" x 19' 7" (4.77m x 5.98m) The living room has an open plan feel to the hallway, kitchen and through the patio doors to the marina facing balcony. There is light grey carpet to the floor with white décor throughout. There is a light grey wooden step up to the patio doors and the doors have built in blinds. Separating the kitchen and living room is an open breakfast bar with floor level lighting to the living room and kitchen. Wall lighting, two full height modern radiators, TV and telephone points.



BALCONY

10' 4" x 5' 3" (3.17m x 1.61m) With fantastic views of the marina the balcony is a fantastic place to sit, relax and watch the day go by. With outside lighting this is a great asset to this marina apartment.

KITCHEN

10' 1" x 8' 6" (3.09m x 2.60m) Modern, contemporary kitchen by Beckermann with light grey tiled flooring. The kitchen comprises of matt latte finish wall and floor units with lighting between. There is a full height glass splash back and a black Granite work top incorporating an underslung stainless sink, grooved draining area and integral pot stands. There is a wood effect breakfast bar between the kitchen and living room with brushed steel ceiling down lighters and low-level lighting. The appliances are: Siemens slimline dishwasher, Siemens Oven and Grill, and a Siemens Induction Hob. There is also a stand alone silver full height Kenwood fridge freezer with Sharp Combi Microwave above.

PARKING SPACE

This apartment comes with it own car parking space close to the apartment block.

MATERIAL INFORMATION

- Price (£) - 1450 pcm
- Holding Deposit - One Weeks Rent - £334.61
- Security Deposit - Five Weeks Rent - 1673.07
- Tenure - Leasehold
- Council tax band (England, Wales and Scotland) - Band E
- Mains Water Supply - Water included in the rent
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- 1 Allocated parking space
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation over 1 floor - lift access but there are steps to the communal areas

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	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446