

Oyster Quay

Port Solent, Portsmouth, PO6 4TQ

Asking Price Of

£325,000

Spacious 2-bedroom third-floor apartment at Oyster Quay, with 2 en-suites, upgraded kitchen and bright lounge opening onto a marina-view balcony. Enjoy a residents' pool, gym, sauna, BBQ gardens, parking, EV charging and a fantastic waterside lifestyle.



Property Features

- Oyster Quay Location
- Two Double Bedrooms
- En Suites to Both Bedrooms
- Guest Cloakroom
- Modern Kitchen
- Allocated Parking
- Gas Central Heating
- Balcony with Views of the Marina
- Lift and Stair Access
- No Forward Chain

OVERVIEW

Perfectly positioned to enjoy a fantastic coastal lifestyle, the property is ideally at Oyster Quay and the vibrant marina at Port Solent. Here you'll find an excellent choice of waterside restaurants, cafés, bars and leisure facilities, creating a wonderful setting for relaxed evenings, weekend brunches and leisurely walks along the marina.

The area offers an exciting mix of waterfront living, leisure and convenience, with local shops, everyday amenities and recreational facilities all close by. Excellent transport links provide easy access to Portsmouth and the surrounding areas, while nearby road connections make commuting and exploring the South Coast straightforward.

With its attractive waterside setting, lively selection of amenities and excellent connectivity, this is a location that offers both an enjoyable lifestyle and everyday convenience.

ROOM MEASUREMENTS

HALLWAY - 20' 11" x 2' 11" (6.38m x 0.89m)
BEDROOM TWO - 14' 10" x 13' 2" (4.52m x 4.01m)
EN SUITE - 6' 4" x 4' 3" (1.93m x 1.3m)
MAIN BEDROOM - 15' 1" x 11' 6" (4.6m x 3.51m)
EN SUITE - 10' 1" x 6' 9" (3.07m x 2.06m)
GUEST CLOAKROOM - 5' 3" x 3' 4" (1.6m x 1.02m)
LIVING/DINING ROOM - 25' 4" x 20' 9" (7.72m x 6.32m)
KITCHEN - 12' 9" x 8' 8" (3.89m x 2.64m)
BALCONY - 16' 4" x 5' 5" (4.98m x 1.65m)

PROPERTY DESCRIPTION

Set within the desirable Oyster Quay development, this spacious third-floor apartment offers an exceptional opportunity to enjoy a relaxed marina lifestyle, combining generous living accommodation with wonderful resident facilities.

The apartment offers two spacious double bedrooms, both benefiting from en-suite facilities, along with a separate guest cloakroom. The main bedroom's en-suite has been tastefully upgraded and features both a modern bath and separate shower, finished in stylish, neutral tones.

The beautifully upgraded kitchen is a real highlight, with crisp white units, contrasting black worktops and a range of integrated appliances, including a double oven, electric hob, dishwasher and washing machine. A lovely space for preparing everything from a morning coffee to dinner with friends.

At the heart of the apartment is the wonderfully spacious lounge/dining room, a bright and airy room that provides plenty of space for relaxing and entertaining. Patio doors open directly onto the private balcony, where you can sit back, enjoy the marina views and watch the world go by with a glass of something you enjoy. It's the perfect spot to unwind at the end of the day.



The lifestyle continues beyond the apartment, with residents benefiting from an impressive range of facilities including a residents' gym, swimming pool and sauna, as well as communal BBQ gardens, perfect for enjoying the warmer months. There is also guest parking, EV charging points and a convenient car washing bay.

The property also comes with an allocated parking space, adding further convenience.

Whether you're looking for a peaceful retreat, a low-maintenance home or simply want to embrace the marina lifestyle, this lovely apartment offers a fantastic opportunity to enjoy everything Oyster Quay has to offer. A home where you can slow down, relax and make the most of every day.

ALLOCATED PARKING

NUMBER 28

MATERIAL INFORMATION

- Price (£) - 325,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 710.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£)5675.88 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 - inc in Service Charge
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking - One Allocated Parking Space 28
- 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

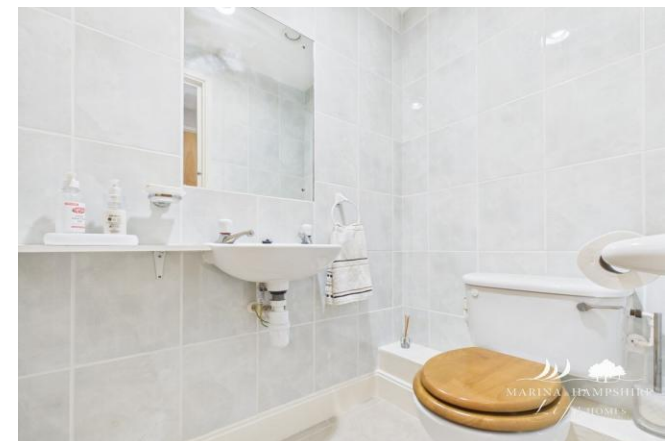
Land Registration Fees

Solicitors Fees and Disbursements

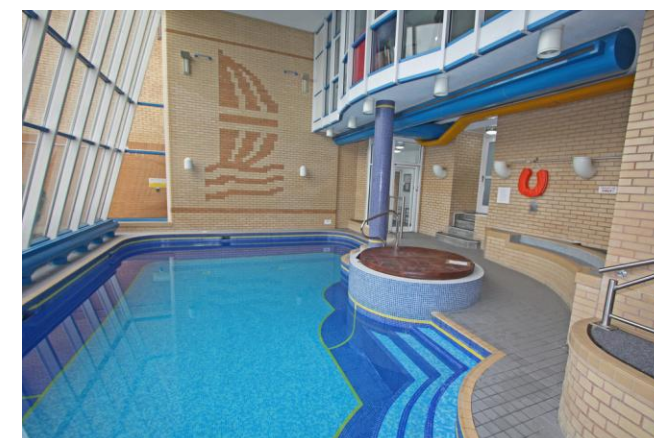
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

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		81 B
69-80	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