



Oyster Quay

Port Way, Portsmouth, PO6 4TF

RENT

£1,650 pcm

Offered to the market this beautiful two bedroom apartment situated at Oyster Quay on the third floor with stunning west facing views over the marina. This apartment offers two double bedrooms both with en-suites, modern kitchen and the addition of a utility room. Spacious lounge/dining room with a west facing balcony, and the benefit of allocated parking



Property Features

- BEAUTIFUL VIEWS OF THE MARINA
- TWO DOUBLE BEDROOMS
- TWO EN SUITES
- UTILITY ROOM
- WEST FACING BALCONY
- ALLOCATED PARKING
- RESIDENTS SWIMMING POOL
- RESIDENTS GYM
- RESIDENTS GARDENS
- CLOSE TO THE BOARDWALK

OVERVIEW

This Third floor two bedroom apartment is situated at Oyster Quay which is a prestigious development of apartments within Port Solent Marina. The development is approached via a private parking area where you will find a luxurious communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by intercom.

Take the Lift or Stairs to the Third Floor where the apartment door awaits you. 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. This communal area is very picturesque with a bridge over flowing water and two ponds.

HALLWAY

A large L shaped hallway with doors leading to:

UTILITY ROOM

6' 0" x 3' 10" (1.84m x 1.19m) Neutrally decorated room with sink, wall and base units with space for a washing machine.

LIVING/DINING ROOM

19' 3" x 16' 4" (5.87m x 4.99m) Beautifully decorated in a neutral tone and a feature wall with wall lights to give a modern feel, and neutral carpet. This spacious room has space for a large dining table and chairs and a good size sofa set, as you wander through you will find doors leading out onto the west facing balcony where there is space for your sun loungers or table and chairs so you can eat Al fresco and enjoy watching the world go by and the sun setting.

KITCHEN

10' 1" x 7' 2" (3.08m x 2.19m) The kitchen comprises of a selection of wall and base units and the inclusion of appliances, including a Bosch oven, a 5 burner gas hob with extractor fan over. Dishwasher and built in Fridge/Freezer. The room is decorated in a neutral colour scheme and benefits from having a large opening view of the dining room and views of the Marina beyond.

MAIN BEDROOM

13' 5" x 9' 11" (4.11m x 3.04m) Beautifully decorated with a feature wall and built in wardrobes, a bracket for your Television and neutral colour carpet and door leading to your en-suite.



MAIN BEDROOM ENSUITE

11' 1" x 7' 6" (3.4m x 2.31m) This large en suite has a bath with shower attachment over, twin basins with storage cupboards below and a separate shower cubicle and W/C, benefitting from a heated towel rail and spotlights.

BEDROOM 2

10' 6" x 9' 0" (3.22m x 2.76m) Bedroom 2 has been decorated with a feature wall and wall lights, neutral carpets

BEDROOM TWO EN SUITE

5' 10" x 5' 3" (1.79m x 1.62m) Decorated in a modern grey colour scheme you will find a walk in shower and a hand basin with storage drawers under giving this room a contemporary feel. Heated towel rail and W/C.

BALCONY

18' 4" x 4' 11" (5.6m x 1.51m) West facing balcony with marvellous views over the marina and an area to sit back and enjoy the afternoon sunshine and gorgeous sunsets.



MATERIAL INFORMATION

- *Rental Price – £1650pcm
- *Holding Deposit – One Weeks Rent (£)380.76
- *Security Deposit – Five Weeks Rent (£)1903.84
- *Length of Tenancy – 12 months
- *Council Tax Band - F - Portsmouth City Council
- *Property Construction – Brick
- *Electricity Supply – Mains
- *Water and Sewerage – Mains, included in rent
- *Heating –Gas Central Heating
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Allocated Parking
- *Restrictions – Subject to management company covenants
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Steps to the Apartment Block

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

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