



## Oyster Quay

Port Solent, PO6 4TF

Asking Price Of

# £265,000

One bedroom apartment (first floor) in the popular Oyster Quay Development of Port Solent Marina. Boasting marina views from the living room and bedroom. Offered with onward chain, neutral carpets and décor throughout. Residents Leisure Centre and Swimming pool.



# Property Features

- First Floor One Bedroom Apartment
- Swimming Pool and Leisure Facilities
- Open Plan Kitchen/Living Room
- Balcony off of Lounge
- Bedroom Ensuite with Bath and Shower
- Great Marina Views
- Neutral Décor throughout
- Gas Central Heating
- Allocated Car Parking
- Close to Port Solent Boardwalk

## OVERVIEW

Port Solent is one of the South Coast's most distinctive marina destinations, offering a unique blend of waterfront living, leisure, and convenience. Set around a vibrant marina, the area is renowned for its cosmopolitan atmosphere, scenic waterside walks, and impressive selection of restaurants, cafés, and bars.

Residents enjoy excellent transport links with easy access to the M27, A27, and Cosham railway station, providing direct routes to Portsmouth, Southampton, and London. The location also benefits from nearby shopping facilities, health clubs, and sailing amenities, making it ideal for both professionals and lifestyle buyers.

With its secure environment, attractive architecture, and strong sense of community, Port Solent continues to be a highly sought-after location for those seeking a relaxed yet well-connected coastal lifestyle.

## PROPERTY DESCRIPTION

Positioned on the first floor of the highly sought-after Oyster Quay development, this spacious, well-presented one-bedroom apartment enjoys stunning views up the marina fairway and offers an exceptional lifestyle in the heart of Port Solent.

The apartment welcomes you with a cloakroom and a useful storage cupboard, ideal for keeping everyday essentials neatly tucked away. The modern white kitchen with open plan breakfast bar to Living Room, finished with black counter tops, is well equipped for both everyday living and entertaining, featuring an electric oven, gas hob, fridge/freezer, space for washing machine and dishwasher.

The spacious lounge/dining room is flooded with natural light and benefits from patio doors opening onto a private balcony, where you can relax and enjoy the ever-changing marina views.

The generously sized bedroom is complemented by an ensuite bathroom, incorporating a bath, separate shower cubicle, vanity units, and toilet, creating a calm and elegant retreat.

Residents of Oyster Quay enjoy exclusive access to a swimming pool, fully equipped gym, and a landscaped communal garden with BBQ area, perfect for socialising and summer evenings. Additional benefits include visitor parking and EV charging points.

This superb apartment would make an ideal main residence, weekend retreat, or investment opportunity, combining waterside living with excellent amenities and transport links.



## ROOM MEASUREMENTS

HALLWAY 14'3" X 2'11" (4.37 X 0.90m)

CLOAKROOM 6' 0" x 2' 11" (1.83m x 0.89m)

KITCHEN 7'8" X 9'10" (2.34 X 3.01m)

LIVING ROOM 20'11" X 11'5" (6.38 X 3.50m)

BALCONY 7'1" X 10'3" (2.17 X 3.14m)

BEDROOM 16'7" X 12'7" (5.07 X 3.84m)

BATHROOM 11'2" X 7'10" (3.41 X 2.39m)

## ALLOCATED PARKING

Allocated Parking Space no. 84

## MATERIAL INFORMATION

- Price (£) - £265,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 471.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 4488 for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 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

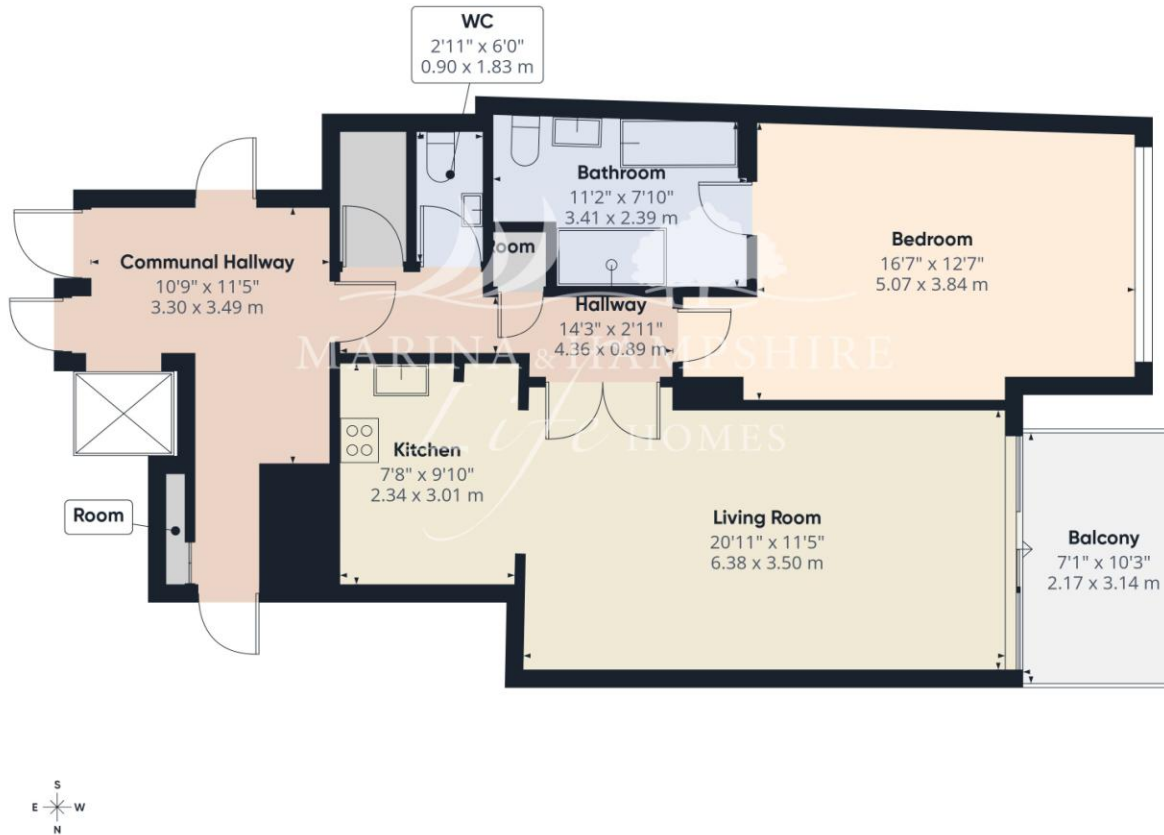
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

### **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.







Approximate total area<sup>m</sup>

866 ft<sup>2</sup>  
80.5 m<sup>2</sup>

Balconies and terraces

71 ft<sup>2</sup>  
6.6 m<sup>2</sup>

(1) Excluding balconies and terraces

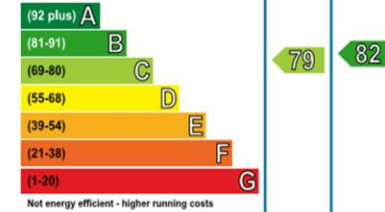
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

Very energy efficient - lower running costs



Current rating 80



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