



Oyster Quay, Port Way  
Port Solent, PO6 4TF

Guide Price of

**£735,000** Leasehold

RARE OPPORTUNITY to purchase this stunning 3 bedroom PENTHOUSE with private Roof Terrace, mooring and garage in the prestigious Oyster Quay apartments at Port Solent. Offered with NO CHAIN this property is one not be missed!



# Property Features

- Stunning Penthouse Apartment
- Large Roof Terrace
- Three Double Bedrooms
- Three Ensuite
- Garage and Allocated Parking Space
- 12 Metre Mooring
- Residents BBQ Area
- Residents Leisure Centre with Gym

## Full Description

### OVERVIEW

Port Solent Marina is home to the Prestigious Oyster Quay development. The location of which offers easy access to the restaurants, multiscreen cinema and bars of The Boardwalk, Port Solent's relaxing waterside experience. Oyster Quay is home to 167 luxury apartments in a six / seven story building overlooking the eastern edge of the marina and includes a leisure centre, comprising of Swimming Pool and Gym facilities for the use of residents. There is also a BBQ area available for hire. This penthouse apartment offers over 1500 sq ft of living space and has the added benefit of garage, allocated parking space and a 12-metre mooring.

### ENTRANCE HALL

Central to this apartment is the lovely light and spacious hallway with central square area with double doors into lounge. Double storage cupboard housing boiler and hot water tank, further single storage cupboard, inset spotlights to ceiling.

### LIVING/ DINING ROOM

24' 10" x 22' 10" (7.57m x 6.98m) Double doors from the hallway lead into this beautiful, large, light and airy room with far reaching views over Port Solent and to Portsdown Hill with floor to ceiling windows to double aspect, to include sliding patio door onto outside terrace. Uplighters to walls, 3 x radiators.

### KITCHEN

16' 0" x 7' 4" (4.9m x 2.24m) Good size kitchen fitted with white gloss floor and wall cupboards and black gloss worktops. Built in appliances to include ceramic electric hob, 2 ring gas hob, AEG oven and microwave, Bosch dishwasher and fridge/freezer. Inset ceramic sink unit with waste disposal.

### MASTER BEDROOM

15' 11" x 14' 6" (4.86m x 4.44m) Located off the hallway the master bedroom is a good size and is filled with natural light via the Westerly aspect, floor to ceiling UPVC windows. Decorated in neutral colours with new grey carpet flooring. Wall lights. 1 x radiator and phone and TV socket.



### **ENSUITE**

10' 7" x 7' 2" (3.24m x 2.2m) Fully tiled contemporary ensuite which is fitted with wall hung hand basin with modern black drawer unit fitted below, large walk-in shower behind a glass panel with rain fall square head shower installed from ceiling and further wall mounted shower. WC with concealed cistern fitted into further matching storage cupboards. Wall mirror over sink and heated chrome towel rail.

### **BEDROOM TWO**

12' 9" x 11' 3" (3.89m x 3.45m) Good size double bedroom with plenty of natural light from the 2 easterly aspect windows. Neutrally decorated with new fitted grey carpet. 2 x wall lights, radiator, and telephone point.

### **ENSUITE**

9' 0" x 5' 9" (2.76m x 1.76m) Fully tiled spacious bathroom fitted with white bathroom suite to include bath with mixer tap and shower attachment over, pedestal hand basin, WC. Inset spots to ceiling.

### **BEDROOM THREE**

11' 8" x 11' 5" (3.56m x 3.48m) Double bedroom with easterly aspect, decorated in neutral décor with new fitted grey carpet. 1 radiator. 2 x wall lights and telephone point.

### **ENSUITE**

6' 10" x 5' 6" (2.09m x 1.69m) Newly fitted white bathroom suite to include bath with mixer tap, pedestal hand basin, WC. Tiled to floor and splashbacks, radiator.



## **CLOAKROOM**

Useful cloakroom, fitted with modern white suite to include wash hand basin and WC. Radiator.

## **ROOF TERRACE**

41' 2" x 14' 7" (12.55m x 4.47m) Large, private roof terrace laid to paving offering panoramic views across Port Solent and the surrounding area.

## **MOORING**

A huge benefit of this apartment is that it comes with a 12m mooring that can be used for your own use or sublet (subject to conditions).

## **GA R A G E**

Single garage in separate block with light and power.

## **OTHER INFORMATION**

Lease runs for 115 years

Service charges - £7347.68 per annum

Service Charge Review Period – April annually

Ground Rent £1200 pa – 1st January 2018 - Every 10 Years (currently under review)

Council Tax Band G - £3036.26 – Portsmouth City Council





Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft (Excluding Garage)



(Not Shown In Actual Location / Orientation)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72   c  | 76   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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