



Oyster Quay

Port Solent, Portsmouth, PO6 4TQ

One Bedroom Apartment with Allocated Parking Space

Asking Price Of

£240,000

Property Features

- 1 BEDROOM APARTMENT
- SOUTH FACING BALCONY
- EN SUITE
- GAS CENTRAL HEATING
- NEUTRAL DECOR AND CARPETS
- RESIDENTS GYM, POOL, SAUNA & HOT TUB
- 4th FLOOR
- CLOSE TO BARS & RESTAURANTS
- ALLOCATED PARKING SPACE



Full Description

OYSTER QUAY

This one bedroom fourth floor apartment offers South Facing views from the balcony and bedroom to the marina. It is presented with neutral decor and carpets throughout and has a refitted kitchen and upgraded bathroom. It is fully double glazed and has gas central heating and comes with one allocated parking space. Offered with NO FORWARD CHAIN.

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 picturesque communal garden and pond area which can be booked for private functions, BBQ's etc, plus a cycle store and plenty of visitor parking. There is an onsite management team for all your immediate needs.

HALLWAY

3' 10" x 14' 11" (1.19m x 4.55m) The fourth 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 modern light grey carpet throughout the apartment which is 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, ceiling down lighters and airing cupboard.



CLOAKROOM

2' 11" x 5' 11" (0.9m x 1.81m) The cloakroom has a light grey vinyl flooring with contrasting white painted walls. The suite is made up of a low level WC and a wall hung hand wash basin with mixer tap. There is 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

There is a boiler room housing the gas central heating boiler, hot water emersion tank, header tank and electrical fuse box. There is plenty of storage. This space is ideal as an airing cupboard due to the heat within it. Ceiling lighting.

MAIN BEDROOM

14' 4" x 12' 5" (4.39m x 3.80m) Overlooking the marina the main bedroom has great views in a Southerly direction. This is a generous sized double room and has a light grey carpet with white décor and wall lighting. Door to ensuite bathroom.

MAIN BEDROOM ENSUITE

10' 7" x 7' 4" (3.24m x 2.26m) Spacious ensuite bathroom which is fitted with white sanitary ware to include inset wash hand basin with wood effect vanity unit beneath and large frameless mirror over. Bath and separate shower cubicle with mains shower fitted. Low level WC and bidet. There is a light vinyl floor and part tiled, part painted walls. Lighting is via the ceiling downlighters and there is a wall mounted radiator.

LIVING ROOM

16' 10" x 12' 7" (5.15m x 3.85m) The living room has an open plan feel from the hallway with large open section looking into the kitchen. From the wooden double doors you enter into the lounge which has a light grey carpet with white painted walls. There are patio doors to the South facing balcony. Wall lighting, two full height modern radiators, TV and telephone points finish the room.

BALCONY

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' 0" x 8' 5" (3.07m x 2.58m) Modern, contemporary kitchen with grey vinyl flooring. The kitchen comprises white high gloss wall and floor units with chrome handles. There are full height white subway tiles to splashback with a light grey coordinated work top, with inset stainless steel sink. Inset gas hob with extractor over and built in under counter electric oven. Other appliances include: dishwasher, washing machine and stand alone fridge freezer. Inset spotlights to ceiling.



PARKING SPACE (63)

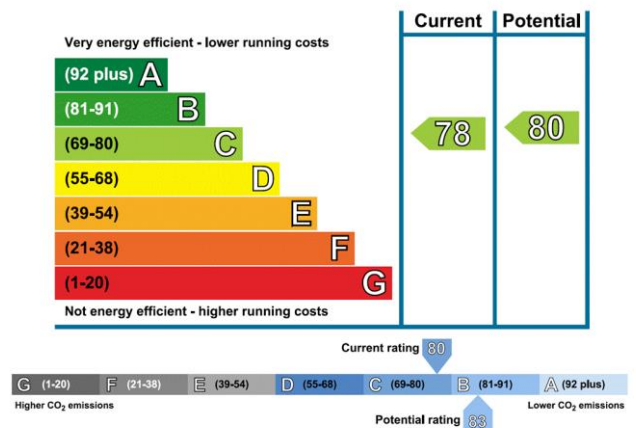
This apartment comes with its own allocated car parking space. In addition, there are a number of visitor spaces that can be used by owners or their guests.

GENERAL

- Tenure - Leasehold
- Length of lease (years remaining) – 114 YEARS
- Annual ground rent amount (£) 470.80
- Ground rent review period (year/month) - 1st JANUARY 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 3776.42
- Service charge review period (year/month) APRIL YEARLY
- Council tax band (England, Wales and Scotland) - Band E Portsmouth City Council

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.



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