



Oyster Quay

Port Solent, Hampshire, PO6 4TQ

Two Bedroom Ground Floor Apartment with Parking Space

Asking Price Of
£325,000

Property Features

- Ground Floor Apartment
- Two Double Bedrooms
- Two Ensuite Bathrooms
- Allocated Parking Space
- South Facing Balcony
- Gas Central Heating
- Large Lounge/Dining Room
- Fitted Kitchen with Appliances
- Residents Gym and Swimming Pool
- Residents BBQ Area



GENERAL DESCRIPTION

Oyster Quay is a prestigious development of apartments within Port Solent Marina. The development is approached via a private parking area where you will find a communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by video intercom.

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 and an onsite management team for all your immediate needs.

The popular "Wedge" style apartments are arguably the most sought after property in Oyster Quay due the amount of space they provide in comparison to most apartments. Add in the beautiful southerly views from the balcony this apartment is genuinely one not to be missed.

This ground floor apartment offers accommodation consisting of a very spacious lounge, large kitchen, two double bedrooms and two ensuite bathrooms, plus a useful cloakroom. There is plenty of storage in the hallway cupboards. Outside you have one allocated parking space nearby the communal entrance.



ENTRANCE HALL

20' 10" x 2' 11" (6.37m x .90m) Welcoming entrance hall with doors to both bedrooms, lounge and cloakroom. Boiler cupboard, plus 2 extra useful storage cupboards, one with heater. Neutral carpet and decor. Security video entry phone. Radiator and inset spotlights to ceiling.

BEDROOM TWO

11' 0" x 10' 4" (3.37m x 3.17m) Double room with double glazed window to rear aspect of block. Neutral decor and carpet. Wall light.

ENSUITE SHOWER ROOM

6' 4" x 4' 7" (1.94m x 1.42m) Fitted with white sanitary ware to include pedestal wash hand basin, WC and shower enclosure with thermostatic shower fitted. Wall mirror with light and shaver socket over. Window to rear aspect. Partially tiled walls and floor is laid to carpet.

BEDROOM ONE

15' 1" x 11' 5" (4.62m x 3.48m) Good size double bedroom which has the added benefit of an extensive range of wardrobe cupboards fitted to 2 walls. Double glazed window to rear aspect. Wall lights. Radiator. Neutral decor and carpets.

MAIN BEDROOM ENSUITE

9' 11" x 6' 11" (3.03m x 2.13m) Lovely size ensuite bathroom fitted with white sanitary ware to include large shower cubicle, bath, twin sinks inset into vanity unit with double storage cupboards underneath. WC and bidet. Partially tiled walls and neutral decor. Vinyl flooring. Double glazed window. Mirror with wall light and shaver socket over.

KITCHEN

16' 6" to max x 11' 1" (5.05m x 3.40m) Large kitchen fully fitted with extensive range of wooden wall and floor cupboards and white sparkle laminate worktop and inset stainless steel sink with mixer tap. Tiled splashbacks. Built in appliances include fridge/freezer, Neff gas hob with extractor over, Bosch oven and microwave. Freestanding dishwasher and washing machine. The kitchen is finished with neutral decor and vinyl flooring. Inset spotlights to ceiling. Open way to living room with views beyond to Marina.





LIVING/DINING ROOM

30' 1" x 20' 9" (9.18m x 6.34m) Very large living/dining room which comfortably offers enough space for sofas and dining area. This lovely light room has full width patio doors providing access to the balcony and marina views beyond. Wall lights. Neutral carpet and decor.

BALCONY

13' 6" x 7' 7" (4.12m x 2.33m) Delightful south facing balcony which offers views to the marina and gets the sunshine throughout the day. The perfect place to relax and unwind.

ALLOCATED PARKING SPACE

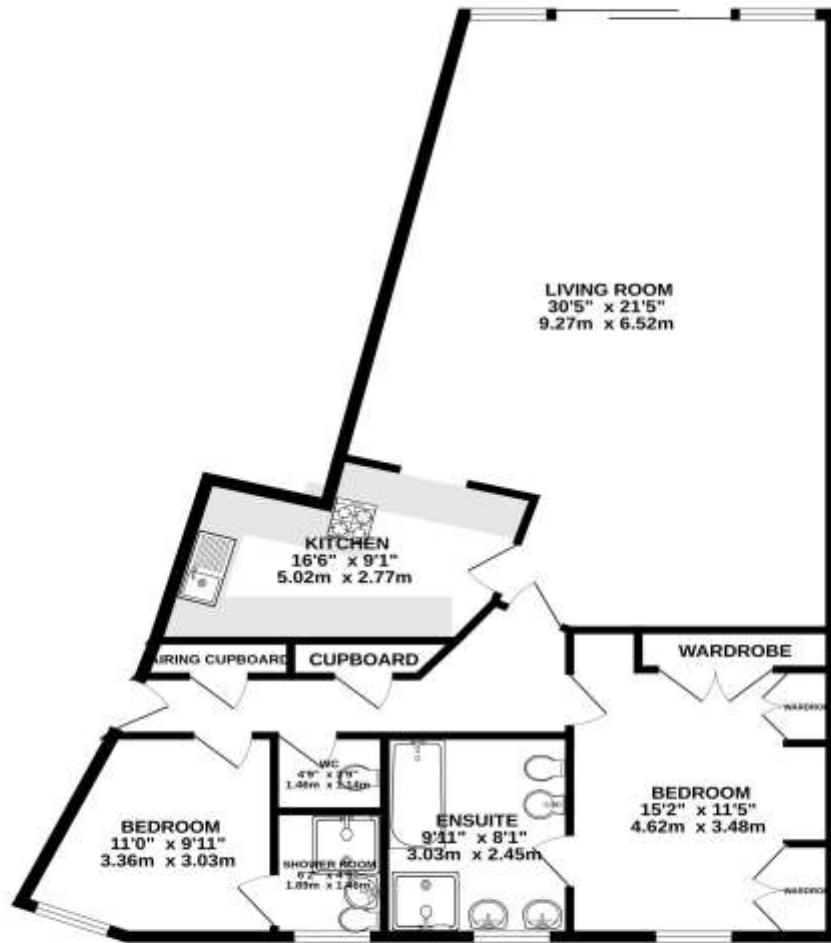
Space 215 situated opposite the communal entrance to the apartment.

MATERIAL INFORMATION

- Price (£) - 325,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 586
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 5833 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
- 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))



GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used in such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and we guarantee only in their quantity or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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