



## Oyster Quay

Port Way, Port Solent, PO6 4TE

**Two Bedroom Apartment with Parking and 11 Metre Mooring**

Asking Price Of

**£370,000**

# Property Features

- Two Double Bedrooms
- Two Ensuite Bathrooms
- Fantastic Marina Views
- Large Lounge/Dining Room
- 11 Metre Mooring with Electricity and Water
- Allocated Parking Space
- Gas Central Heating
- Balcony
- Residents Pool, Sauna and Gym
- Residents BBQ Area



## Full Description

### PROPERTY OVERVIEW

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 luxurious communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by video intercom. Take the lift to the 3rd 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 and an onsite management team for all your immediate needs.

This apartment comes with 2 double bedrooms, each with ensuite, a large lounge/dining room opening onto balcony and offering views up the marina fairway. It has the added benefit of an allocated parking space and 11 metre mooring.





## ENTRANCE HALL

Good size entrance hall with doors to all rooms, storage cupboard housing boiler and hot water tank. Two further storage cupboards, one with heater. Inset lights to ceiling.

## BEDROOM TWO

15' 2" x 13' 0" (4.63m x 3.97m) Good size double bedroom with double glazed window to rear aspect. This room is decorated in neutral colour scheme and comes with useful built in wardrobes for all your storage needs. 2 x wall lights and radiator.



## ENSUITE

6' 4" x 4' 2" (1.94m x 1.29m) Fitted with white sanitary ware to include shower cubicle with thermostatic shower fitted, pedestal wash hand basin with mirror over, low level WC. Double glazed window and wall shelves.



## CLOAKROOM

5' 3" x 3' 4" (1.61m x 1.04m) Useful guest cloakroom fitted with wall hung wash basin and low level WC.

## BEDROOM ONE

15' 1" x 11' 9" (4.62m x 3.59m) Spacious double bedroom with double glazed window to rear aspect. Range of built in full height wardrobes and drawers with space for bed. 2 x wall lights and radiator. Neutral wall decor and carpet.



## ENSUITE BATHROOM

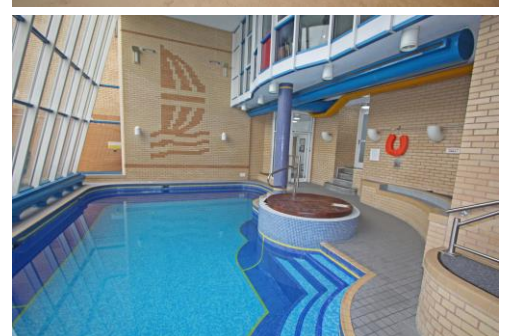
9' 11" x 7' 0" (3.04m x 2.14m) Large ensuite bathroom fitted with white sanitary ware. Inset twin wash hand basins with vanity storage unit under. Large shower cubicle with thermostatic shower fitted, bath with mixer tap. Low level WC and bidet. Bathroom cabinet and 2 wall mirrors.



## LOUNGE/DINING ROOM

26' 1" x 18' 6" (7.96m x 5.64m) Very large lounge/dining room with full height double glazed patio doors leading out onto the balcony and open hatchway through to kitchen. 8 double wall lights. Neutral decor and carpets.







## KITCHEN

12' 8" x 8' 6" (3.88m x 2.61m) Fitted with a range of white wall and floor units with built in gas hob, under counter electric oven, and dishwasher. There is space for a washing machine, fridge and freezer. Inset spotlights to ceiling and grey vinyl flooring. Open way through to lounge and views beyond.

## BALCONY

15' 5" x 5' 6" (4.7m x 1.7m) Sit back and relax and take in the stunning marina views. The balcony is west facing and therefore enjoys sunshine throughout the afternoon until the sun sets in the evening and offer views all the way up the marina fairway.

## CAR PARKING SPACE

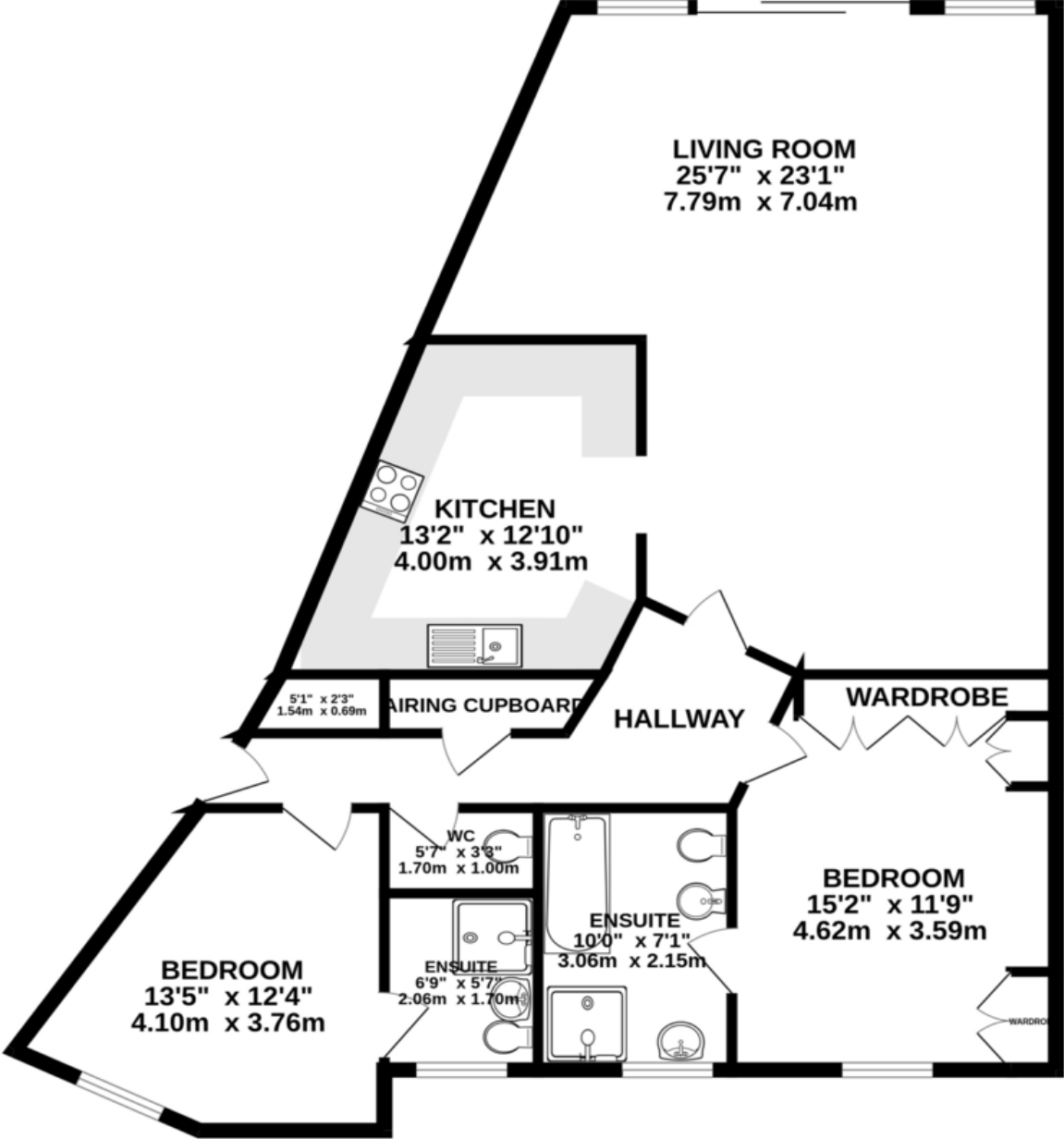
Allocated parking space - 136

## MOORING

11 metre mooring with water and electricity - P31  
Additional Annual Service Charge for mooring on top of apartment service charge is: Total £887.22 ( charged in half yearly payments)



**GROUND FLOOR**  
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ADDITIONAL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining) - 114 years
- Annual ground rent amount (£) £584.00
- Ground rent review period (year/month) Annually in April
- Annual service charge amount (£) £5222.26
- Service charge review period (year/month) Annually in April
- Separate Annual Service Charge for Mooring P31 - £887.22
- Council tax band (England, Wales and Scotland) - F - Portsmouth City Council
- Shared Ownership (% share being sold) - 100%
- Parking - One allocated parking space - Parking Space 136
- Utilities - Mains gas, electricity and mains water supply. Broadband - Fibre

## 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	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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