



## Oyster Quay

Port Solent, Portsmouth, PO6 4TF

Asking Price Of

**£715,000**

Fantastic opportunity to purchase this modern 2 bedroom Penthouse apartment, with parking, in the sought after Port Solent Marina. Boasting stunning views of the Marina, Portsmouth Harbour & Portchester Castle, this beautiful apartment has to be viewed to appreciate all it has to offer.



# Property Features

- Penthouse Apartment in the sought after Port Solent Marina Location
- 2 Double Bedrooms both with En-Suite
- Balcony to Main Bedroom and Living Room
- Stunning Views
- Large Open Plan Living/Dining Room
- Residents Swimming Pool, Gym and Sauna
- Residents Garden and BBQ Area
- On-Site Management Team

## Full Description

### PORT SOLENT

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

### OYSTER QUAY APARTMENTS

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. Oyster Quay has a very welcoming and vibrant community spirit. In the communal garden there is a BBQ area which can be booked for private functions, BBQ's etc. This communal area is very picturesque with a bridge over flowing water and a pond. There is plenty of bench style seating and areas to prepare food. There is an onsite management team for all your immediate needs.

### PROPERTY OVERVIEW

Kitchen 3.33m x 4.30m  
Living Room 5.65m x 6.45m  
Balcony (Living Room) 5.56m x 1.58m  
Hallway 2.43m x 2.31m  
Main Bedroom 4.82m x 4.16m  
Main En-Suite 3.05m x 2.26m  
Walkin Wardrobe/Office 1.36m x 4.17m  
Balcony (Bedroom) 5.59m x 1.60m  
Bedroom 2 3.12m x 2.76m  
Shower Room 2.14m x 1.71m

This Penthouse has undergone substantial refurbishment from the current owner to create a beautifully modern home. The apartment comes complete with new carpets throughout.

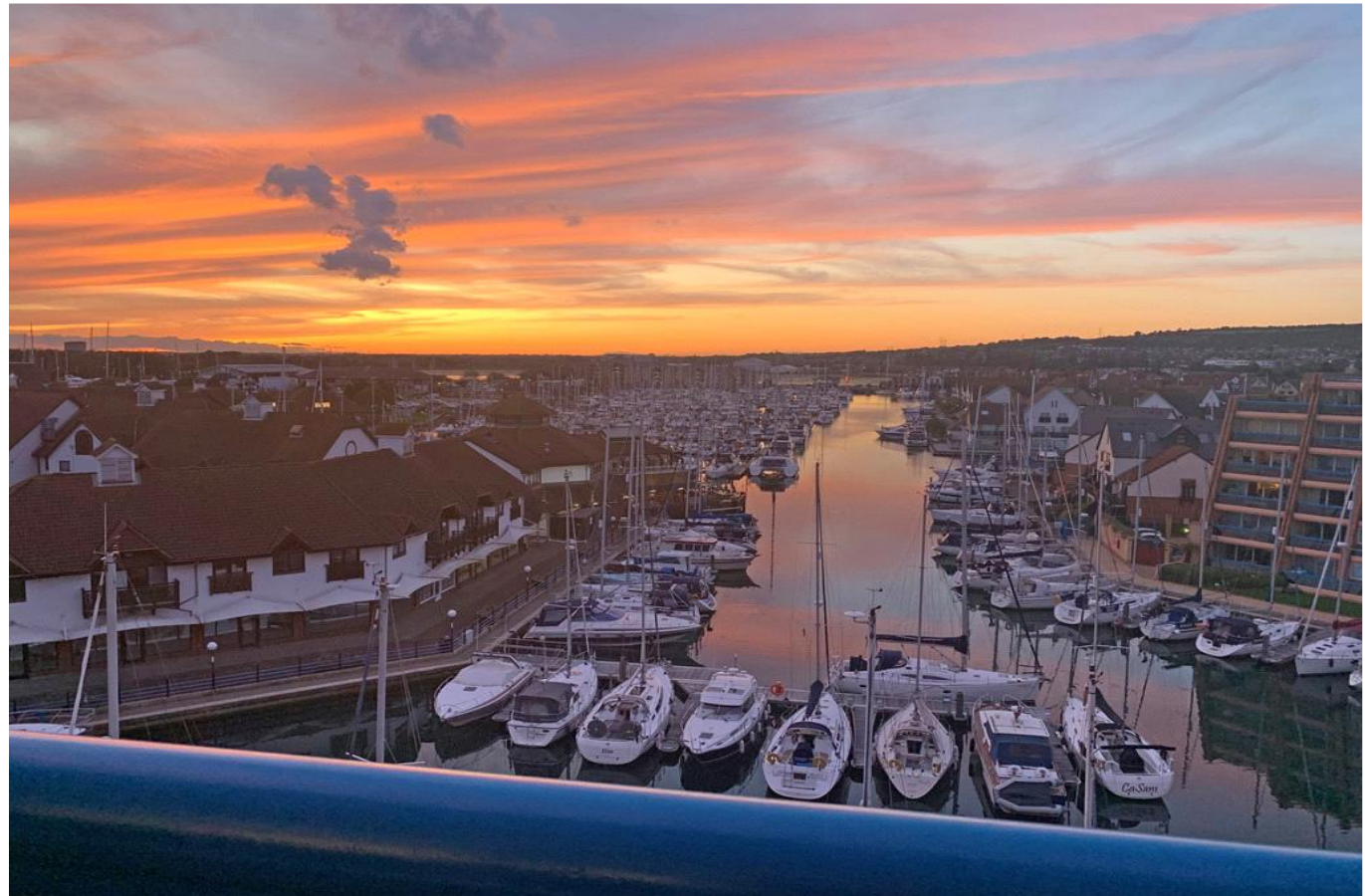
The property offers a large open plan living room and dining area, boasting floor to ceiling patio doors leading to the balcony.



The kitchen is open plan and offers amazing through views to the marina beyond. The 'steel magma' units are finished with crystal handles and contrasting grey granite worktop. The kitchen has been lit with over and under cupboard lighting. There are built in appliances to include a built in microwave, electric oven, integrated fridge freezer, electric hob with new extractor hood fitted over and crystal splashback, dishwasher and under mounted black sink with chrome tap. There is a water softener and wine cabinet. The kitchen also benefits from recently fitted Amtico 'concrete impression' flooring with inset spotlights and chandelier fitted to ceiling. This layout and space affords an excellent 'cooking together' area for your family and guests to enjoy.

Designed very much as a social living space, the large open plan living room and dining area is a great entertaining space offering breath taking views through the wide patio doors and windows. The patio windows have recently been fitted and come with built in blinds with additional electric blinds in front. The lounge has luxurious cream fitted carpets, and a beautiful mural to the wall by the designer Christian Lacroix. Modern vertical radiators and inset spotlighting complete the room.

The apartment comes complete with two balconies offering one of the best views in Port Solent, looking directly down the marina fairway, stretching towards Portchester Castle and beyond. The balcony off the living room is the perfect place to sit and relax after a hard day, and take in the fantastic view.



The main bedroom, pictured with a super king sized bed, is a generous sized double room with an abundance of natural light via the floor to ceiling patio doors. This area of the penthouse has been carefully developed to create a fantastic walk in wardrobe and office space which is finished with sliding doors. Down the entire length of one wall is floor to ceiling patio windows with a door leading to its very own balcony. There is a wall mounted electric fire and TV to add to your comfort. Two sets of contrasting electric blinds provide the ability to control the amount of natural light you require in the room.

The cream carpet continues through from the hallway into the lounge and bedrooms with the walls presented in designers Emma J Shipley and Christian Lacroix wallpapers. This room is finished with contemporary radiators, zonal spot lights, TV socket and new sockets and switches.

The en-suite offers his/hers sinks with storage cupboards under and frameless mirror above and a white suite comprising of WC, bath, along with the addition of a separate double shower enclosure with digital mains shower and glass screens.

Bedroom 2 offers a good sized double bedroom with a continuation of the cream carpet, built in double wardrobe with sliding doors and a double glazed window to the East aspect making this a bright room.

The ensuite shower room offers a large walk in shower with fixed rain shower head and hand held shower attachment. The handbasin is inset into white gloss vanity unit with LED mirror fitted over.

The apartment has one allocated parking space.

Early viewing is highly recommended to appreciate all that this penthouse apartment has to offer.

#### **USEFUL INFORMATION**

- Tenure (freehold, leasehold, share of leasehold, commonhold, feudal) - Leasehold
- Length of lease (years remaining) - 114 years
- Annual ground rent amount (£) 900
- Ground rent review period (year/month) Annually in April
- Annual service charge amount (£) 6059
- Service charge review period (year/month) Annually in April
- Council tax band (England, Wales and Scotland) - G - Portsmouth City Council
- Shared Ownership (% share being sold) - 100%
- Parking - One allocated parking space - Parking Space 88
- Utilities - Mains gas, electricity and mains water supply. Broadband - Fibre

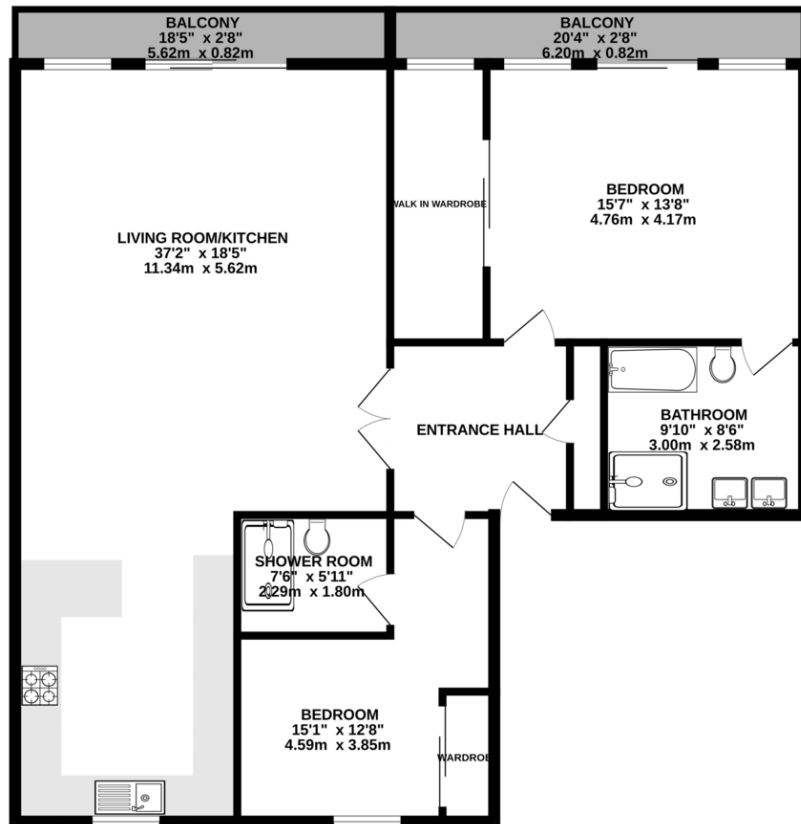
#### **VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD**

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.





GROUND FLOOR  
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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.  
Made with Metroplex ©2024

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	71   C	75   C
39-54	E		
21-38	F		
1-20	G		



11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements