

Ground floor 1 Bedroom Apartment
With 11 Metre Mooring
Port Solent, PO6 4TG

Asking Price Of

£295,000

One bedroom, spacious, ground floor apartment in the popular Oyster Quay Development at Port Solent Marina with private parking and 11 metre mooring right outside of the apartment. This property comes complete with residents leisure centre which includes a swimming pool, Jacuzzi, sauna and gym. This is a great opportunity to purchase this desirable residence.



Property Features

- 1 Bedroom Marina Apartment
- 11 Metre Mooring
- Residents Leisure Centre
- Close to Port Solent Boardwalk & Shops
- Allocated Car Parking
- Gas Central Heating
- Kitchen / Dining Room
- Cloakroom
- South Facing Balcony off Lounge
- Main Bedroom with Ensuite

Full Description

OYSTER QUAY

This larger than average one bedroom ground floor apartment offers South Facing views from the balcony and bedroom to the marina. It is presented with neutral decor and carpets throughout. It is fully double glazed and has gas central heating and comes with one allocated parking space and nearby 11 Metre Mooring.

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.

OVERVIEW OF PROPERTY

This is a large ground floor one bedroom apartment, which must be seen to fully appreciate all that is on offer.

The hallway welcomes you into the apartment and immediately sets the scene for this fantastic lifestyle home. Off the hallway are the doors to the bedroom, cloakroom, and doorway leading to the Living/Dining room and open plan fitted kitchen.

The living room is the heart of the apartment with large full width floor to ceiling patio doors that allow the light to flood into this room and provide fantastic views of Port Solent Marina. This room links seamlessly to the kitchen by way of a feature breakfast bar.

This apartment offers an open plan kitchen overlooking the living room by way of a breakfast bar, with cream gloss floor and wall units with chrome handles, contrasting work top and completed with a feature tiled splash back.

Appliances consist of the following:

Stainless Steel Oven and Grill

5 Burner Gas Hob and stainless steel/glass extractor hood

Built in Dishwasher

Built in Washing machine

Built in full height fridge freezer

Black composite sink and Drainer with swan neck mixer tap

Open Plan Breakfast Bar to Living Room



The balcony is off the living room and has great views of the marina fairway. Constructed of patio stones and smoked glass panels. Outside lighting and covered roof will extend those summer evenings.

The bedroom is a well fitted good sized double room with stunning views from the double glazed window overlooking the marina fairway. The bedroom comes complete with an ensuite incorporating split level flooring and has the benefit of both a shower and bath along with twin wash basins, bidet and low level WC.

Oyster Quay offers its residents a quiet marina cul-de-sac where you can open the patio doors and watch the day go by. The internal walkway of Oyster Quay has private security access for the use of Oyster Quay and Port Solent residents only.

DIMENSIONS

Hallway: 14' 6" x 3' 11" (4.43m x 1.2m)

Kitchen: 8' 2" x 10' 3" (2.5m x 3.13m)

Lounge / Dining room:

22' 4" x 13' 11" max (6.83m x 4.26m max)

Main Bedroom: 19' 1" x 11' 8" (5.84m x 3.56m)

Main Bedroom Ensuite: 11' 2" x 7' 6" (3.42m x 2.31m)

Balcony: 10' 0" x 10' 6" (3.05m x 3.21m)

CAR PARKING SPACE

This apartment has an allocated car parking space no, 42 which is immediately left outside of the entrance.

11 METRE MOORING

A fantastic asset to any marina property is the 11 metre mooring located right outside of the apartment.



GENERAL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining) – 114 YEARS
- Ground rent review period (year/month) - 1st JANUARY 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 6900 inc ground rent
- 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.