



Oyster Quay

Ports Solent, Portsmouth, PO6 4TQ

Asking Price Of

£330,000

Lovely first floor two double bedroom South facing apartment with modernised kitchen and bathrooms, and two allocated parking spaces. This apartment is situated in the popular Oyster Quay development at Port Solent and is offered with NO FORWARD CHAIN.



Property Features

- Two Double Bedrooms
- Two Bathrooms
- Marina Views from Bedrooms and Lounge
- Two Allocated Parking Spaces no. 132 & 212
- Modern Fitted Kitchen with Appliances
- Gas Central Heating
- Residents Swimming Pool and Gym
- South Facing Balcony
- Close to Restaurants and Bars
- No Forward Chain

Full Description

OVERVIEW

This first floor, two bedroom, South Facing apartment is situated in the impressive Oyster Quay complex at Port Solent.

Oyster Quay is a very well maintained development with communal hallways with stairs and lifts to all floors, and video entry system to each apartment. The exterior has a communal garden/BBQ area where residents can book private functions, a bicycle store, car wash area, electric car charging bays and residents' heated swimming pool, sauna and jacuzzi, plus a gym, which is open every day.

Situated within the marina, the complex is walking distance to the bars and restaurants at Port Solent and locally there is the Odeon cinema and David Lloyd Leisure Centre.

Port Solent itself is conveniently situated on the South Coast near Portsmouth and has easy access to M27 motorway and is close to Portchester train station.

ROOM MEASUREMENTS

Entrance Hall - 3 x storage cupboards.
Lounge Area - 5.87m x 4.36m to max (19' 3" x 14' 3")
Dining Area - 2.93m x 2.84m (9' 7" x 9' 3")
Kitchen - 2.96m x 2.74m (9' 8" x 8' 11")
Balcony - 3.87m x 2.14m (12' 8" x 7' 0")
Bedroom One - 5.32m x 2.95m (17' 5" x 9' 8")
Ensuite - 3.30m x 2.24m (10' 9" x 7' 4")
Bedroom Two - 4.16m x 2.79m (13' 7" x 9' 1")
Shower Room - 1.80m x 1.43m (5' 10" x 4' 8")
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

This apartment has a very homely, welcoming feel from the moment you walk in.

The spacious L shaped entrance hall has 3 storage cupboards, one housing the hot water tank and one housing the boiler. There are doors leading to both bedrooms and the shower room, plus double doors leading into the lounge/dining area.

The current owners of the apartment have opened up the area between the kitchen and dining room and refitted the kitchen with cream gloss units, and coordinating solid sparkle worktop. There are built in appliances to include gas hob with extractor over, fridge/freezer, slimline dishwasher and washer/dryer. Now open to the dining room this arrangement is ideal and makes a great social space for entertaining family and friends.



The large lounge/dining room is South facing and therefore filled with natural light from the floor to ceiling patio doors that lead out onto the balcony. The balcony is a good size and gets the sun from morning until the early evening so is a great place to relax and watch the boats coming and going on a Summer's day.

This 'inner core' design apartment means that both the double bedrooms have windows that offer marina views. The main bedroom has built in wardrobe cupboards to one wall and a large ensuite bathroom which has been modernised and includes both a bath and a shower. There is a separate shower room off the hallway for the use of your guests.

The apartment has gas central heating and double glazed windows and comes with two allocated parking spaces.

Please call to arrange a viewing!



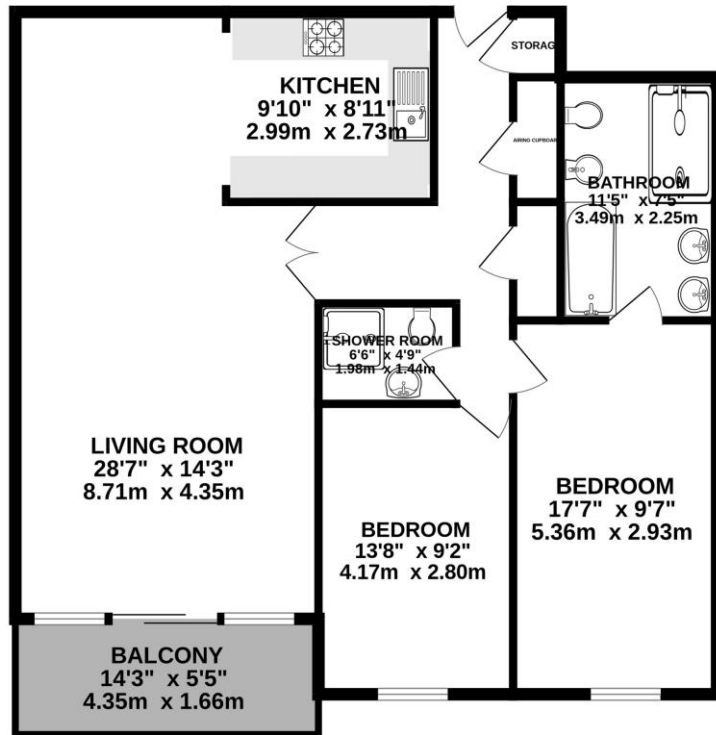
MATERIAL INFORMATION

- Price (£) - 330,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 607
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 4950 for apartment, £248 car park space (reviewed April, yearly)
- Annual Port Solent charge amount (£) 465.50 for apartment
- 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- 2 Allocated parking spaces
- 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
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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 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