



Oyster Quay

Port Solent, Portsmouth , PO6 4TE

Two Bedroom Apartment With Allocated Parking

Asking Price Of
£320,000

Property Features

- Two Bedroom Apartment
- Two En-suites
- Stunning Marina Views
- Resident Swimming Pool And Gym
- Gas Central Heating
- Recently Fitted Carpets throughout
- One Allocated parking Space
- Lift Access
- Close To Bars And Restaurants
- Residents BBQ Area

OYSTER QUAY

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 welcoming communal entrance area, with stairs and lifts to all floors; the access is via electronic security key, or by intercom. Take the lift to the 3rd floor where the apartment door awaits you.

HALLWAY

The hallway runs throughout the apartment with doors off to both bedrooms, cloakroom, living/dining room and kitchen. TV door entry system, carpet and light décor throughout.

CLOAKROOM

Useful cloakroom which is fitted with white sanitary ware to include pedestal sink and WC.

BEDROOM TWO

11' 1" x 9' 3" (3.39m x 2.82m) Double bedroom with light carpet and décor. Built in wardrobes, dressing table and bedside units. Double glazed window overlooking the wooded area of the development.

BEDROOM TWO EN SUITE

5' 0" x 5' 10" (1.54m x 1.79m) Fully fitted en-suite with shower enclosure, wash hand basin with mirror over and shaver/light combination and low level WC. Mirror door wall cupboard, towel rail, ceiling downlighters.

MAIN BEDROOM

11' 9" x 13' 5" (3.59m x 4.10m) Built in bedroom furniture comprising wardrobes and over bed storage along with additional triple wardrobe. There is light carpet to the floor with emulsion walls, wall lighting, radiator and ceiling downlighters.



MAIN BEDROOM EN SUITE

7' 3" x 11' 1" (2.23m x 3.40m) Large en-suite with both shower and bath, double hand wash basin, low level WC. Neutral vinyl flooring, light emulsion and tiled walls, shaver socket, frameless mirror, ceiling downlighters and central heating radiator.

KITCHEN

7' 1" x 10' 0" (2.17m x 3.06m) Fully fitted light wood kitchen with contrasting work tops, tiled splash back and serving hatch to the dining area.

Complete with the following appliances:

Induction Hob

Stoves Double Oven

Built in Dishwasher

Space For Washing Machine

1 1/2 Bowl Stainless Steel Sink featuring a Kettle Tap

Built In Full Height Fridge Freezer

There is vinyl flooring, under unit lighting, ceiling lighting and radiator.

LIVING ROOM/DINING AREA

19' 1" x 16' 1" (5.84m x 4.91m) With 5 metre patio doors stretching the full width of the apartment linking to the balcony, this room is light, bright and has some fantastic views of the main marina fairway at Port Solent. The room is decorated in light neutral colours with light carpet

BALCONY

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.

OUTSIDE

Oyster Quay is the centrepiece of Port Solent and looks down the main marina fairway towards the old Norman Castle at Portchester. You can watch the coming and going of boats throughout the day or just sit back and relax and enjoy the surrounding. Oyster Quay boasts a suite of assets for the use of its residents such as a Leisure Centre which has a residents only, Gym, Swimming Pool, Jacuzzi, and sauna. There is a resident's garden with BBQ area, Koi Carp Ponds and plenty of visitor parking. This apartment is one to look at if you are considering apartment living in a fantastic marina location.



PARKING

Included is a single parking space, other parking is available

SERVICE CHARGE AND COUNCIL TAX

Property is Leasehold - 113 years left to run in lease

Service charge £4208.00 per annum

Service charge review period (year/month) April Yearly

Ground rent is £584.00 per annum

Ground rent review period (year/month) - 1st January 2018

- Every 10 Years (currently under review)

Port Solent charge is £465.00 per annum

Council Tax - Band F - Portsmouth City Council

Property is 100% owned

Mains Electricity

Mains Water

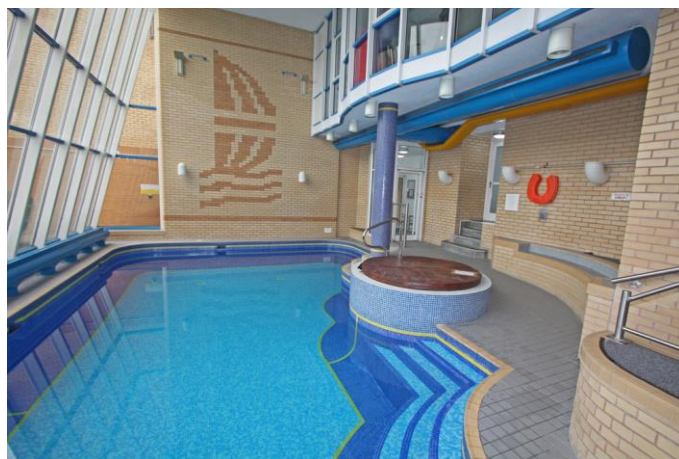
Mains Sewerage

Heating- Gas Central Heating

Broadband- Fibre To Property

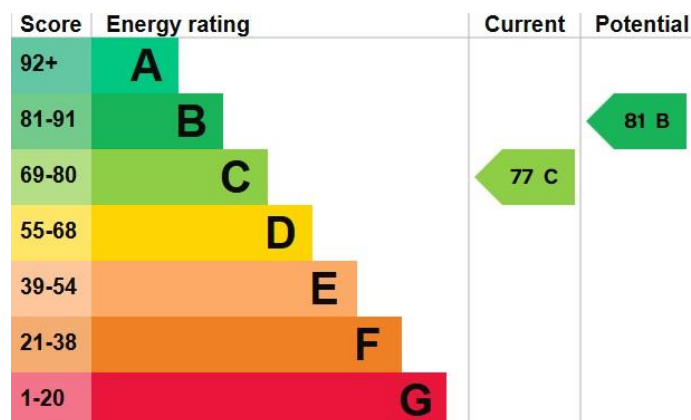
Restrictions Subject To Lease and Covenants

Building Safety - Ask Agent re latest situation on Cladding related remedial works



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.



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