



Sonata House,
Lock Approach, Port Solent, PO6 4UZ

Asking Price Of
£325,000

Two bedroom first floor apartment with stunning marina views, situated in the popular Lock Approach development at Port Solent marina. The apartment does require some updating to the kitchen and bathrooms and has been priced to reflect this. Book now to view!! No forward chain.



Property Features

- [Fantastic Marina Views](#)
- [Two Double Bedrooms](#)
- [Two Allocated Parking Spaces](#)
- [Fresh Decor and Carpets](#)
- [First Floor Apartment](#)
- [Two Bathrooms](#)
- [Electric Heating](#)
- [No Forward Chain](#)

OVERVIEW

This 2 Bedroom marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought after Lock Approach.

You approach Sonata House from Lock Approach and once inside the apartment you will enjoy magnificent views across the marina from the East facing balcony. The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way. Once inside you have the choice of the lift or stairs to take you to the first floor, where you will find the communal area.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtman and vessel. You will find a wide variety of restaurants and bars on The Boardwalk, plus the David Lloyd Leisure complex and Odeon Cinema.

ROOM MEASUREMENTS

Entrance Hall - 4.67m x 1.46m (15' 3" x 4' 9")

Lounge Area - 5.05m x 3.79m (16' 6" x 12' 5")

Dining Area - 2.92m x 3.46m (9' 6" x 11' 4")

Kitchen - 2.80m x 2.73m (9' 2" x 8' 11")

Bedroom One - 3.57m x 2.96m (11' 8" x 9' 8")

Ensuite - 1.19m x 1.93m (3' 11" x 6' 4")

Bedroom Two - 3.57m x 2.96m (11' 8" x 9' 8")

Bathroom - 2.16m x 1.67m (7' 1" x 5' 5")

Balcony- 2.64m x 4.01m (8' 7" x 13' 2")

Two Allocated Parking Spaces

PROPERTY DESCRIPTION

The apartment is situated on the first floor and is on the East side of the block with stunning views across the marina side of the development.

Once inside, the accommodation consists of a spacious entrance hall, open plan lounge/dining area, fitted kitchen, main bedroom with ensuite shower room, further double bedroom and separate main bathroom.



The apartment has been freshly painted throughout with new grey carpets to both bedrooms. The kitchen and bathrooms do need upgrading and the apartment has been priced to reflect this. It would be a great property for someone who would like to refurbish it in their own style.

The east facing balcony is a good size and benefits from sunshine all morning, so a great place to sit and have your morning coffee or breakfast!

The apartment is double glazed throughout and has electric heating, providing heat via a water fed system to radiators. There are also two allocated parking spaces.



MATERIAL INFORMATION

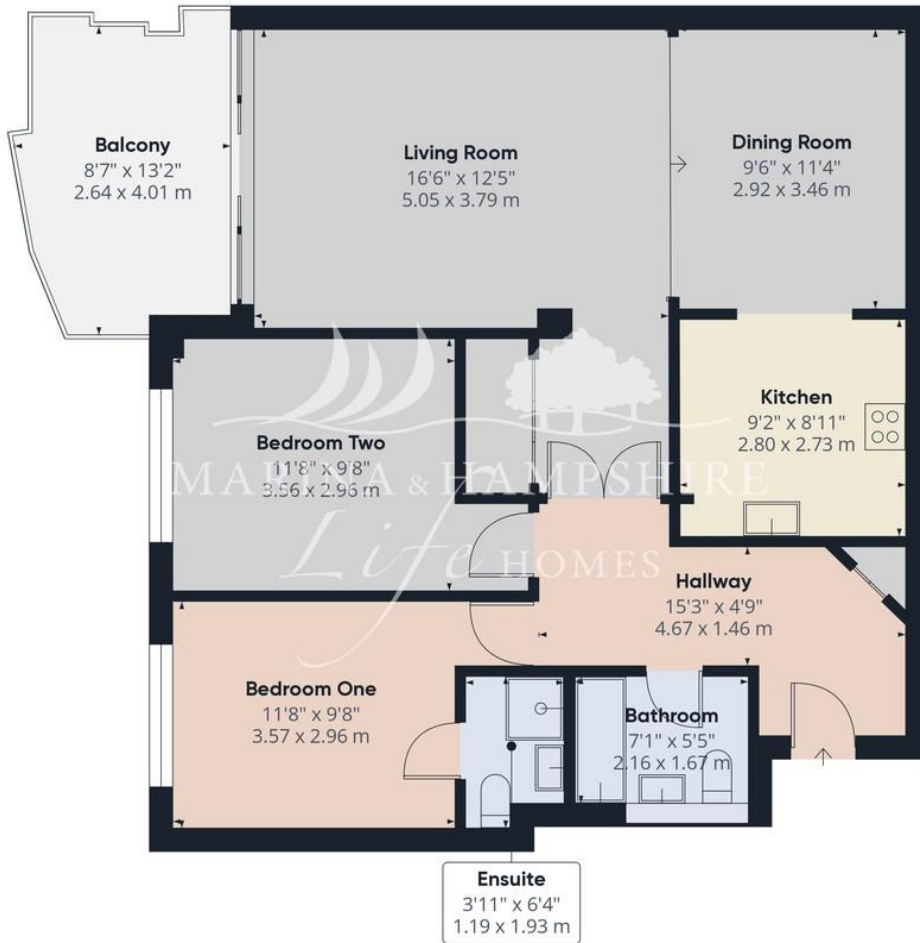
- Price (£) - 325,000
- Tenure – Leasehold
- Length of Lease (years remaining) – 113 Years
- Annual Service Charge (£) 2807.57 (reviewed November, yearly)
- Annual Ground Rent (£)100
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric via hot water radiators
- Broadband - Fibre to cabinet
- Parking- Two allocated parking spaces
- Construction- Brick and steel construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- Accessibility - Lift access to all floors

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

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.







Approximate total area⁽¹⁾

877.69 ft²
81.54 m²

Balconies and terraces

99.24 ft²
9.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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