



Spinnaker House, Lock Approach Port Solent, PO6 4UY

Asking Price Of

£365,000

Beautifully presented and ideally situated, this spacious two double bedroom apartment in the sought-after Lock Approach development offers contemporary waterside living with wonderful west-facing views towards Portchester Castle. Viewing is highly recommended.



Property Features

- VIEWS TOWARDS PORTCHESTER CASTLE
- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- SPACIOUS LOUNGE/DINING AREA
- TWO UNDERCROFT PARKING SPACES
- WEST FACING BALCONY
- FAMILY BATHROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- NO ONWARD CHAIN
- VIEWING ADVISED

OVERVIEW

The Anchorage, Lock Approach is a modern, attractive apartment complex situated at Port Solent marina and overlooks Portsmouth Harbour and Portchester Castle.

The apartments all have well maintained communal areas, undercroft parking, secure audio entry system and lifts and stairs to all floors. There is a secure communal garden with views towards the marina.

Lock Approach is walking distance to all the restaurants and bars at Port Solent as well as the David Lloyd Leisure centre and Odeon cinema.

Port Solent offers easy access to the M27 and surrounding areas and Portchester train station is close by.

PROPERTY DESCRIPTION

Beautifully presented and ideally situated, this spacious two double bedroom apartment in the sought-after Lock Approach development offers contemporary waterside living with wonderful west-facing views towards Portchester Castle.

The property features a large lounge/diner that opens onto a good-sized private balcony, perfect for enjoying evening sunsets. The modern kitchen is fitted with integrated appliances, combining style and functionality.

The main bedroom benefits from an en-suite shower room, while the second double bedroom is served by a modern family bathroom.

Additional highlights include:

Two secure undercroft parking spaces

Lift access to all floors

Immaculate presentation throughout

Prime Port Solent marina location, close to restaurants, bars & shops

This apartment offers the perfect blend of luxury, comfort, and convenience - ideal for professionals, downsizers, or those seeking a stylish coastal lifestyle.



ROOM MEASUREMENTS

7' 10" x 12' 5" (2.39m x 3.78m) HALLWAY - 15' 4" x 4' 11" (4.67m x 1.5m)

INNER HALLWAY - 5' 5" x 6' 3" (1.65m x 1.91m)

BATHROOM - 7' 2" x 5' 5" (2.18m x 1.65m)

MAIN BEDROOM - 11' 7" x 9' 8" (3.53m x 2.95m)

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

BEDROOM - 11' 4" x 9' 10" (3.45m x 3m)

KITCHEN - 9' 4" x 8' 11" (2.84m x 2.72m)

LOUNGE/DINER - 26' 6" x 12' 3" (8.08m x 3.73m)

BALCONY - 7' 10" x 12' 5" (2.39m x 3.78m)

PARKING

2 Secure undercroft allocated parking spaces

MATERIAL INFORMATION

- Price (£) - 365,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual service charge amount (£) 3200
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated under croft parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

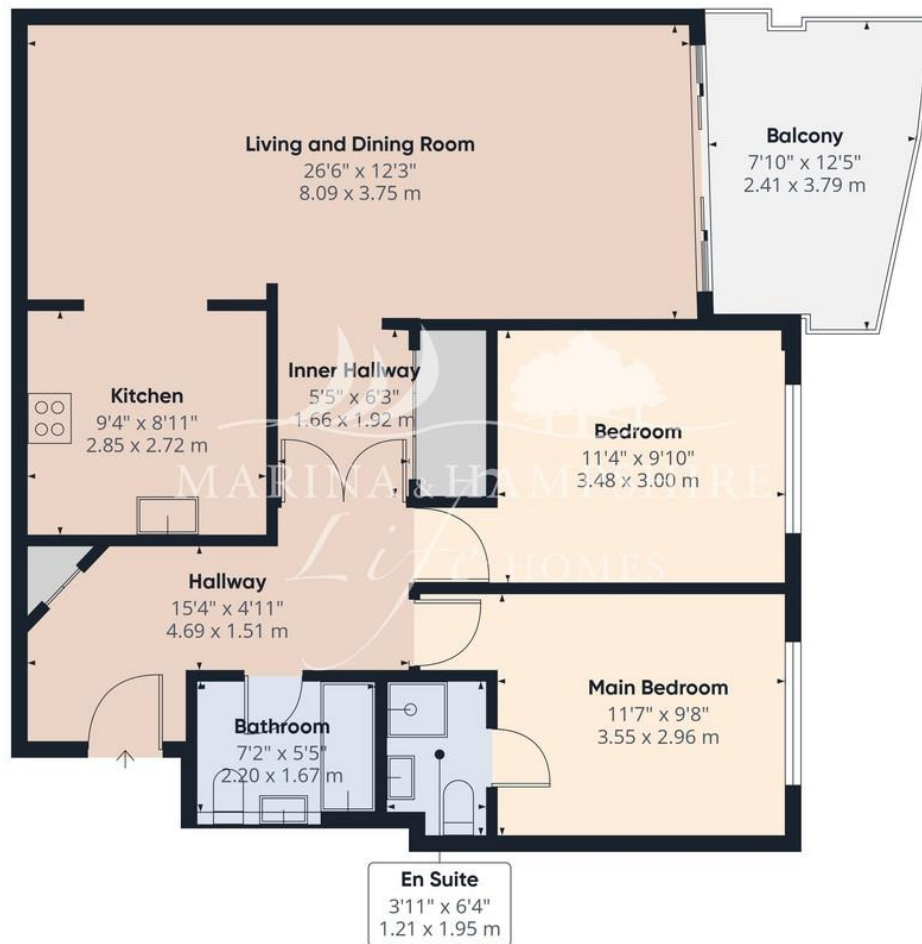


VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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[®]
885 ft²
82.2 m²

Balconies and terraces
93 ft²
8.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 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