



Sonata House, Lock Approach

Port Solent, Portsmouth, PO6 4UZ

Asking Price Of

£370,000

Delightful 2 Bedroom Top floor apartment, situated in the popular Lock Approach. Offering stunning marina views and two allocated parking spaces, this apartment comes with NO FORWARD CHAIN! Call today to arrange your viewing!



Property Features

- Top Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen with Built in Appliances
- Balcony with Marina Views
- East Facing Views Across the Marina
- Two Bathrooms
- Electric Heating
- Two Allocated Parking Spaces

OVERVIEW

Lock Approach is a modern, attractive apartment complex situated at Port Solent marina and overlooks Portsmouth Harbour, Portchester Castle and Port Solent Marina. This two bedroom apartment is situated on the top floor and faces East with delightful views overlooking the marina complex.

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.

ROOM MEASUREMENTS

Entrance Hall - 4.69m x 1.44m (15' 4" x 4' 8")
Bathroom - 2.18m x 1.69m (7' 1" x 5' 6")
Bedroom One - 3.55m x 2.99m (11' 7" x 9' 9")
Ensuite Shower Room - 1.21m x 1.95m (3' 11" x 6' 4")
Bedroom Two - 3.56m x 2.98m (11' 8" x 9' 9")
Inner Hallway - 1.65m x 1.87m (5' 4" x 6' 1")
Storage Cupboard housing hot water tank
Living Room - 5.10 m x 3.78m (16' 9" x 12' 4")
Dining Area - 2.92m x 3.51m (9' 7" x 11' 6")
Kitchen - 2.82m x 2.72m (9' 3" x 8' 11")
Balcony - 2.64m x 3.64m (8' 7" x 11' 11")
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

This top floor apartment has a lovely welcoming feel from the moment you walk in. You are greeted by a spacious hallway with small storage cupboard and doors leading to the main bathroom, both bedrooms and double doors into the main living area.

The living area comprises a large living room, separate raised dining area and open way through to the fitted kitchen. The kitchen is fitted with a comprehensive range of wall and floor units and has built in appliances to include a gas hob, electric oven, fridge/freezer, washing machine and slimline dishwasher. Tiled splashbacks and flooring finish provide the finishing touch.

From the lounge you enter out onto the East facing balcony which provides great views of the marina complex and benefits from sunshine from the morning through to early afternoon.



There are two double bedrooms, again both facing out to the marina. The main bedroom has a range of built in wardrobe cupboards and it's own ensuite shower room, which is fully tiled and fitted with shower cubicle, sink and WC. The 2nd bedroom is a similar size double with a large window offering plenty of natural light.

The separate main bathroom is fully tiled in neutral tiling to walls and floor and fitted with white sanitary ware to include bath, WC and sink. There is a heated towel rail for your convenience.

The apartment is finished with neutral carpet and decor throughout, double glazing and electric heating via radiators and there is no forward chain.

To the outside there is one allocated parking space in the secure undercroft parking area and one another out to the rear of the building.



MATERIAL INFORMATION

- Price (£) - 370,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 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 to cabinet
- Parking- Two allocated 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)

VIEWINGS BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE 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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 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 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