



Oyster Quay

Port Way, Port Solent, PO6 4TF

Asking Price Of

£390,000

A rare opportunity to purchase this third floor, two bedroom apartment with stunning marina views, which comes with extra wide garage and allocated parking space.



Property Features

- Two Double Bedrooms
- Two Ensuite Bathrooms
- Residents Gym and Swimming Pool
- Extra Wide Garage
- Allocated Parking Space
- Fantastic Marina Views from Balcony
- Dual Aspect Living Room
- Gas Central Heating
- Large Fitted Kitchen
- New Decor and Carpets Throughout

OVERVIEW

Fantastic opportunity to purchase this 2-bedroom, 3rd Floor apartment with West facing balcony and stunning marina views, in the sought after Port Solent Marina. The apartment has the added benefit of extra wide garage and allocated parking space. The current owners have added new carpets and décor, as well as upgrading the ensuite and cloakroom.

Oyster Quay is Port Solent's prestigious apartment block and offers residents many added benefits to include residents swimming pool and gym, BBQ area available for hire, as well as an onsite maintenance team should you need it.

Port Solent itself is a busy marina and conveniently located, providing easy access to the M27 and A3 motorways, as well as having the nearby Portchester train station.

The nearby Boardwalk offers plenty of restaurants and bars for your convenience, plus there is an Odeon cinema and David Lloyd Leisure Centre.

ROOM MEASUREMENTS

Entrance Hall - 0.90m x 6.41m (2' 11" x 21' 0")
Two Storage Cupboards - One with boiler & hot water tank
Cloakroom - 1.06m x 1.62m (3' 5" x 5' 3")
Bedroom Two - 4.69m x 4.0m (15' 4" x 13' 1")
Ensuite - 1.93m x 1.31m (6' 3" x 4' 3")
Bedroom One - 4.57m x 3.61m (14' 11" x 11' 9")
Ensuite - 3.03m x 2.21m (9' 11" x 7' 3")
Living/Dining Room - 7.76m x 6.44m (25' 5" x 21' 1")
Kitchen - 3.31m x 5.14m (10' 10" x 16' 10")
Balcony - 1.62m x 4.84m (5' 3" x 15' 10")
Extra Wide Garage - 4
Allocated Parking Space - 22

PROPERTY DESCRIPTION

The popular "Wedge" style apartments are arguably the most sought after property in Oyster Quay due the amount of space they provide in comparison to most apartments. Add in the beautiful views up the marina fairway from the balcony and side living room window make this one to view!

This apartment has a very welcoming feel from the moment you step into the hallway. It has recently been redecorated throughout with new carpets to all the living rooms and bedrooms, which has created a bright and modern finish. From the hallway you can enter both bedrooms, the cloakroom and the living/dining room. There are 2 useful storage cupboards, plus an additional cupboard housing the gas boiler and hot water tank.



The living/dining room really does offer that wow factor as it offers stunning marina views through the floor to ceiling patio windows, as well as through the side bay window. From the lounge you can step out onto the spacious balcony which enjoys sunshine from early afternoon, through to the end of the day, a great place to sit and relax during those long Summer evenings.

The large fully fitted kitchen is situated off the lounge, and offers an extensive range of cupboard space and work surfaces as well as built in oven and hob and space for other appliances. There is an opening from the kitchen to the lounge, providing views to the marina.

The two large double bedrooms have built in wardrobes providing plenty of space for all your storage needs and both rooms have their own ensuite bathrooms. The main bedroom ensuite is fitted with twin sinks, a large shower cubicle and bath, WC and bidet, and the ensuite to Bed 2 has been newly refitted with shower cubicle, sink and WC with modern black fittings.

This apartment comes with an extra wide garage situated in the block nearby. It is fitted with an up and over door and does offer light and power. Garage No 4.

Allocated Parking Space No 22.
Further visitor parking available onsite.



MATERIAL INFORMATION

- Price (£) - 390,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) TBC
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£)TBC for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply - inc in Service Charge
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking - One Allocated Parking Space, plus extra wide garage
- 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)

There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING 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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446

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