



14 Oyster Quay, Hamble,
Southampton, SO31 4BQ

HAMBLE
ESTATE AGENCY

team

14 Oyster Quay - £525,000

A superb luxury 2 bedroom 2 bathroom apartment on two floors with light, spacious and airy accommodation enjoying lovely River views, situated in the heart of Hamble Village, one of the UK's premier yachting centres. Features include triple aspect living/dining room with bi fold doors opening to a good size balcony, galleried landing, garage and good storage.

*STUNNING SPLIT LEVEL APARTMENT WITH RIVER VIEWS
*IN THE HEART OF HAMBLE VILLAGE * VERY LIGHT,
SPACIOUS AND AIRY * 2 BEDROOMS AND 2 BATHROOMS
* LUXURY KITCHEN * TRIPLE ASPECT LIVING ROOM WITH BI -
FOLD DOORS TO LOVELY BALCONY * GARAGE



14 Oyster Quay, Hamble



Oyster Quay is an exclusive, private development in the heart of Hamble Village built by Linden Homes in 2005.

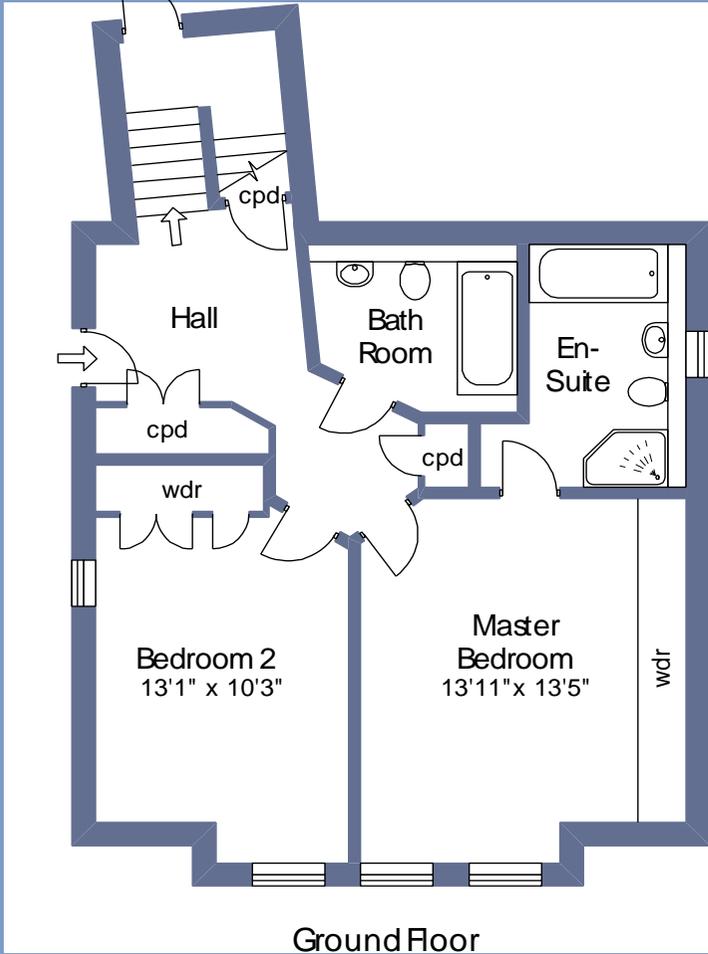
A covered entrance porch leads to a beautiful open **Hallway** with double height ceiling and galleried staircase with oak bannisters, double cloaks cupboard two further storage cupboard, ceramic tiled floor. The **Master Bedroom** has **views to the River Hamble** and built in wardrobes spanning the width of the room. The **En Suite Bathroom** is fitted with a stylish modern suite with double ended bath and mixer style tap, wash hand basin with mixer style tap, WC and fitted corner shower cubicle with large headed mixer shower, full height tiling to walls, heated towel rail, inset spotlights and ceramic tiled floor. **Bedroom 2** is a good size double aspect room with River Views and a large built in wardrobe. The **Main Bathroom** has a white suite with double ended bath with mixer style tap and hand held shower attachment, WC, wash hand basin with mixer style tap, heated towel rail, full height tiling to walls, inset spotlights and ceramic tiled floor.

On the half landing there is a door to the Garage and on the first floor landing there is a window to the side and contemporary square glass brick wall and door to the open plan **Living/Dining Room**. This is a fabulous triple aspect room with marble flooring, coal effect gas fireplace, and large bi-fold doors leading to **balcony with lovely views onto the River**. (The Balcony has enough space for table and chairs and is also covered keeping it extremely private). The Dining area leads to a luxury modern fitted **Kitchen**, with marble work surface, 1 1/2 bowl sink with mixer style tap, built in Siemens double electric oven with inset Siemens electric hob and extractor fan, a range of cupboards and drawers with pull out carousels, glass display cabinets, integrated dishwasher, space for tall American style fridge/freezer. There is a door to the **Utility Room** with a fitted tall cupboard matching the kitchen units, with integrated washer/dryer, stainless steel sink and mixer style tap, complementary tiling to walls and extractor fan.

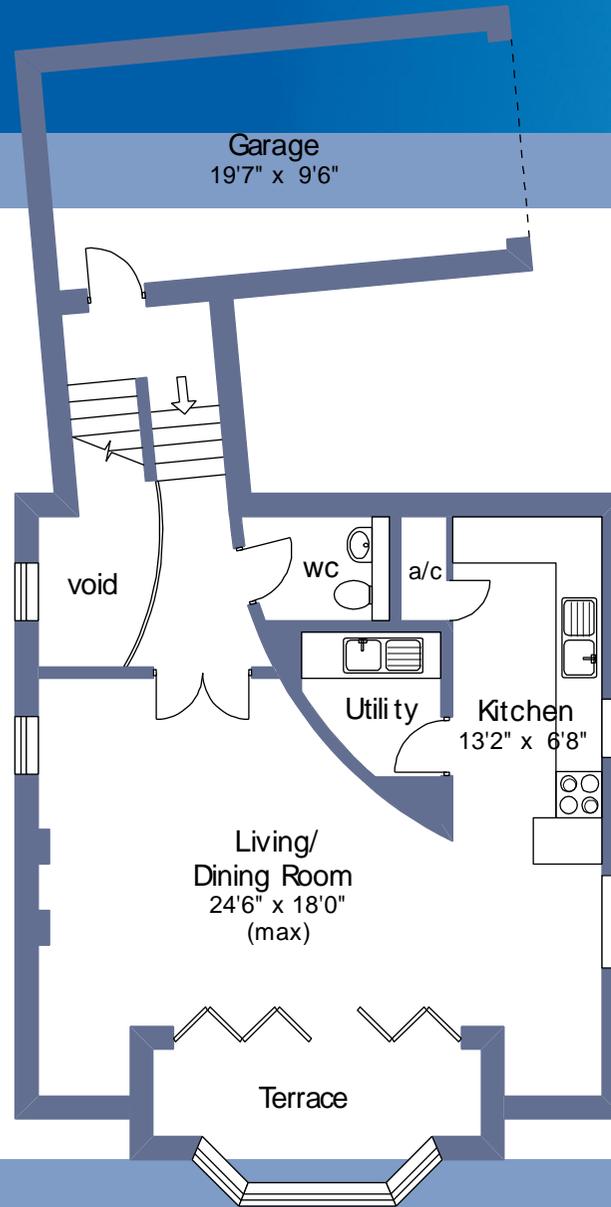


The **Cloakroom** has a modern white suite with WC, wash hand basin with mixer style tap, wall mounted mirror, heated towel rail, shaver point and ceramic tiled floor. There is an airing cupboard on the landing housing the hot water cylinder and small hatch to roof space.

The **Garage** has electric up and over door with power and light and is a large single garage with additional storage space. There are views of the River from the communal courtyard, and shared use of steps leading down to the Foreshore.



Approx GossFloor Area = 1594Sq. Feet
(inc. Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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