MARINA Life HOMES









Oyster Quay

Port Solent, PO6 4TG

Top Floor One Bedroom Apartment with Parking

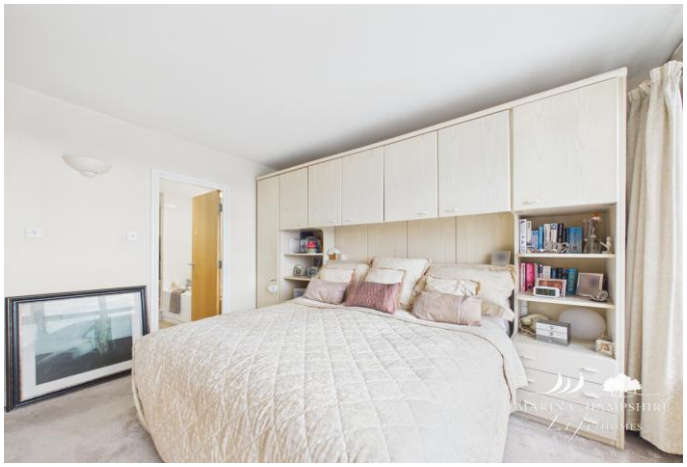
Asking Price Of

£275,000

Property Features

- Top Floor One Bedroom Apartment
- South West Facing Balcony with Views to the Isle of Wight
- Allocated Parking Space
- Ensuite & Cloakroom
- Modern Decor Throughout
- Residents Gym, Pool & Hot Tub
- On Site Manager with Reception Office
- Lift Access
- Close to Bars, Restaurants and Shops
- Viewing Advised









OVERVIEW

Oyster Quay was architecturally designed with a Mediterranean-inspired feel, the development features a collection of apartments and penthouses, many enjoying balconies with views across the marina and The Boardwalk. The waterside setting provides a wonderful backdrop in which to unwind, while the communal gardens, residents' leisure facilities, allocated parking and garaging add to the comfort and convenience of everyday living.

The lifestyle is equally appealing, with the marina's vibrant waterfront just moments away. Whether enjoying a leisurely stroll along the water, dining at one of the many waterside restaurants, meeting friends for coffee or making the most of the nearby cinema and leisure facilities, everything is perfectly placed for a relaxed and sociable way of life.

Well connected for travel, Oyster Quay benefits from excellent road links via the A27, M27, M275 and A3, providing convenient access to Portsmouth, Fareham and the wider South Coast. Cosham and Portchester railway stations are both within easy reach, offering connections to the regional rail network. Local bus services also serve Port Solent, including the X4, while the Pompey Link on-demand service provides additional connections to nearby areas.

Combining an attractive marina setting with an excellent choice of amenities and convenient transport links, Oyster Quay offers a distinctive waterside lifestyle that feels both tranquil and well connected

ROOM MEASUREMENTS

HALLWAY - 14' 10" x 2' 7" (4.52m x 0.79m)
GUEST CLOAKROOM - 5' 11" x 2' 7" (1.8m x 0.79m)
KITCHEN - 10' 1" x 8' 4" (3.07m x 2.54m)
BEDROOM - 12' 1" x 11' 9" (3.68m x 3.58m)
EN SUITE - 11' 0" x 7' 7" (3.35m x 2.31m)
LIVING/DINING ROOM - 14' 4" x 12' 1" (4.37m x 3.68m)
BALCONY - 10' 11" x 5' 4" (3.33m x 1.63m

PROPERTY DESCRIPTION

Situated on the fifth floor, this beautifully presented one-bedroom apartment enjoys bright, spacious and well-proportioned accommodation, complemented by captivating views across the marina and towards the Isle of Wight. Neutrally decorated throughout, the property offers an appealing combination of comfort, practicality and an enviable waterside lifestyle.

A welcoming, light-filled entrance hallway provides access to a guest cloakroom and a separate boiler room, which also offers useful additional storage.

The bright, well-appointed kitchen features a gas hob, electric oven, dishwasher and microwave, with additional space for a washing machine and fridge/freezer. An attractive opening connects the kitchen to the lounge, incorporating a breakfast bar and creating a sociable, open plan feel while retaining distinct living and cooking areas.

The generous double bedroom comfortably accommodates a super king-size bed and benefits from fitted wardrobes and attractive marina views. The particularly spacious en-suite bathroom is well appointed, featuring a bath, separate shower enclosure, double washbasins with integrated storage, WC and bidet.

The impressive lounge offers ample space for both relaxing and entertaining, with patio doors opening onto a private balcony. Recently enhanced with new wall-to-wall composite decking, this is a particularly attractive feature of the apartment. Enjoy far-reaching views across the marina fairway and towards the Isle of Wight, with sunshine from approximately 11am throughout the remainder of the day. It provides a wonderful setting in which to relax, dine outdoors and watch the activity on the water.

Further benefits include one allocated parking space, conveniently situated just a few steps from the apartment's entrance, together with ample visitor parking.

Residents enjoy an excellent range of on-site facilities, including a gym, swimming pool and beautifully maintained communal gardens. The garden area has recently benefited from a new marquee, complete with tables and chairs, as well as WC facilities, providing an excellent space for socialising and outdoor entertaining.

Additional conveniences include an on-site manager with reception office, 24-hour security CCTV coverage, car-washing facilities and electric vehicle charging points. For those seeking additional waterside or storage options, garages and marina moorings are also available to purchase or rent.

Combining generous accommodation, a beautifully sunny balcony, convenient parking and an exceptional range of residents' facilities, this attractive apartment presents a wonderful opportunity to enjoy the very best of waterside living at Oyster Quay, Port Solent.









MATERIAL INFORMATION

- Price (£) - £275,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 471.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£)3854.71 for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 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
- 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)

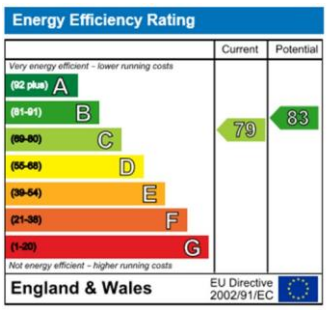
There are other costs associated with the purchase of this property such as, but not limited to:
Stamp Duty Land Tax
Land Registration Fees
Solicitors Fees and Disbursements
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

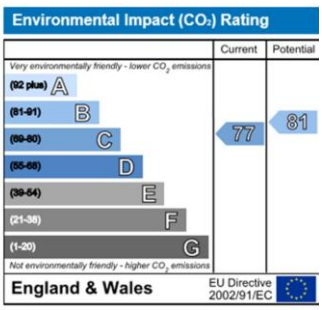




VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

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.





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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