



## Oyster Quay

Port Solent, Portsmouth, PO6 4TG

Asking Price Of

**£310,000**

Stylish two double bedroom ground floor apartment in sought-after Oyster Quay, Port Solent, with private balcony overlooking the marina fairway. Spacious, neutrally decorated throughout, featuring an open-plan lounge with patio doors, fitted kitchen with breakfast bar, en-suite to main bedroom and separate shower room. Residents enjoy exclusive leisure facilities, communal gardens, and BBQ area. Prime waterfront living.





# Property Features

- GROUND FLOOR APARTMENT
- EN SUITE TO BEDROOM
- LARGE LOUNGE/DINING ROOM
- SHOWER ROOM
- BALCONY OVERLOOKING THE MARINA
- ACCESS TO RESIDENTS' LEISURE FACILITIES
- TWO DOUBLE BEDROOMS
- CLOSE TO BARS AND RESTAURANTS
- VIEWING ADVISED
- ALLOCATED PARKING

## OVERVIEW

Oyster Quay is one of Port Solent's most prestigious marina-side developments, offering luxury waterfront living with exclusive resident facilities including a gym, swimming pool, sauna, jacuzzi, landscaped gardens and BBQ area.

Set around a vibrant marina, Port Solent blends relaxed coastal living with everyday convenience. The popular Boardwalk features a selection of waterside restaurants, bars, cafés, boutique shops, and a cinema, all overlooking the yacht-filled marina.

With easy access to the M27, mainline rail links and the wider South Coast, Oyster Quay delivers an exceptional lifestyle in a prime waterfront setting.

## PROPERTY DESCRIPTION

Situated in the highly sought-after Oyster Quay development at Port Solent, this beautifully presented two double bedroom ground floor apartment offers stylish waterfront living with delightful views across the marina fairway.

Decorated throughout in a tasteful neutral colour scheme, the apartment provides generous and well-proportioned accommodation ideal for both relaxing and entertaining. The spacious lounge features patio doors that open directly onto a private balcony – perfectly positioned to enjoy evening sunsets and tranquil marina views. There is ample space for outdoor seating, creating an ideal setting for al fresco dining or unwinding while overlooking the water.

The modern kitchen is fitted with neutral units and offers space for appliances. A convenient breakfast bar creates an open flow into the lounge, enhancing the sociable layout of the living space.

Both bedrooms are comfortable doubles, with the main bedroom benefiting from its own en-suite shower room. A separate guest shower room adds further practicality and convenience.

Residents of Oyster Quay enjoy access to excellent leisure facilities, beautifully maintained communal gardens, and a designated BBQ area – all contributing to a relaxed and welcoming lifestyle within this prestigious marina setting.

This exceptional apartment presents a fantastic opportunity to acquire a home in one of Port Solent's most desirable waterfront developments.



## ROOM MEASUREMENTS

SHOWER ROOM - 6' 10" x 5' 9" (2.08m x 1.75m)

BEDROOM TWO - 9' 2" x 9' 8" (2.79m x 2.95m)

MAIN BEDROOM - 9' 10" x 13' 4" (3m x 4.06m)

EN SUITE - 7' 5" x 5' 7" (2.26m x 1.7m) and 4' 3" x 5' 0" (1.3m x 1.52m)

KITCHEN- 7' 2" x 12' 4" (2.18m x 3.76m)

LOUNGE/DINING ROOM - 18' 11" x 20' 7" (5.77m x 6.27m)

BALCONY - 18' 2" x 8' 2" (5.54m x 2.49m)

## ALLOCATED PARKING

SPACE 29





## MATERIAL INFORMATION

- Price (£) - £310,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 599
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 5410 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
- 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

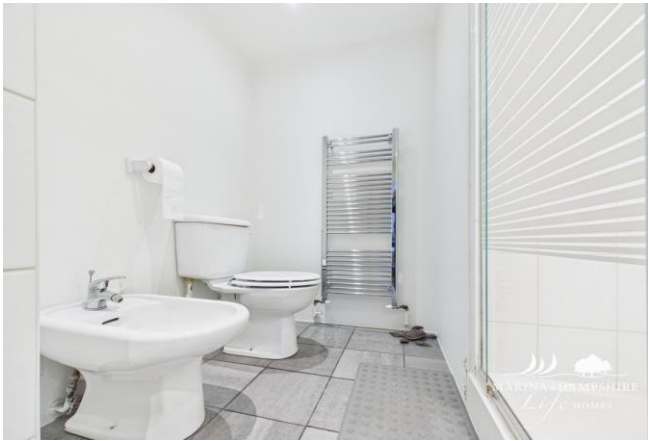
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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	73 C	76 C
55-68	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 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