

Oyster Quay, Port Way  
Port Solent, PO6 4TG

**£750,000**

Rarely available two bedroom PENTHOUSE apartment with roof terrace, allocated parking, corner garage and a 11 metre mooring. The apartment has been upgraded by the current owner to a very high standard - no onward chain. CALL NOW FOR A VIEWING.



# Property Features

- PENTHOUSE APARTMENT
- CORNER GARAGE WITH ELECTRIC
- TWO EN SUITES
- 11 METRE MOORING
- OPEN PLAN KITCHEN/LOUNGE/ DINING ROOM
- ALLOCATED PARKING
- PANARAMIC VIEWS
- ROOF TOP GARDEN
- SOUTH WEST POSITION
- RESIDENTS GYM AND SWIMMING POOL

## Full Description

### OVERVIEW

Port Solent Marina presents the prestigious Oyster Quay development. The location of which offers easy access to the restaurants, multi-screen cinema and bars of The Boardwalk, Port Solent's relaxing waterside experience. Port Solent Marina Lifestyle is one not to be missed.

Oyster Quay is home to 169 luxury apartments in a six / seven story building overlooking the eastern edge of the marina and includes a leisure centre, comprising of Swimming Pool, Sauna and Gym facilities.

The Boardwalk was designed to have a Mediterranean feel and has a covered walkway which allows easy access to stroll around the numerous restaurants and shops whatever the weather, in addition Port Solent offers a David Lloyd Gym and Multi Screen Cinema.

At the western end of Port Solent the marine based businesses are based, a fully serviced boat yard, marine engineers and repair facilities, boat sales and a chandlery complete Port Solent Marina.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links, make Port Solent the perfect home to relax in.

### PROPERTY DESCRIPTION

Rarely available two bedroom penthouse apartment with roof terrace allocated parking, a corner garage and an 11 metre mooring.

The apartment has been upgraded by the current owner to a very high standard including a Beauport Kitchen with built in SIEMENS appliances, in the lounge built in Media area and desk also fitted by Beauport.

Both bedrooms have fitted wardrobes and cabinets by CONQUEST.

No expense has been spared in the finish of this beautiful apartment.



## ROOM MEASUREMENTS

HALLWAY - 4'0" x 25'11" (1.23 x 7.91m)

CLOAKROOM - 3'8" x 4'10" (1.13 x 1.49m)

MAIN BEDROOM - 12'11" x 16'2" (3.96 x 4.94m)

EN SUITE - 9'10" x 7'9" (3.01 x 2.36m)

BEDROOM TWO - 11'3" x 8'9" (3.43 x 2.69m)

EN SUITE - 4'9" x 4'10" (1.46 x 1.49m)

KITCHEN - 8'4" x 15'0" (2.56 x 4.58m)

LOUNGE/DINING ROOM - 17'6" x 25'9" (5.36 x 7.87m)

## ALLOCATED CAR PARKING

Car Parking Space 46

## GARAGE

Corner Garage no. 68 with electric.

## MOORING

P15 Mooring - 11 Metre Mooring situated in the Oyster Quay Basin with electric and water supply.



## MATERIAL INFORMATION

- Price - £750,000
- Tenure - Leasehold
- Length of lease (years remaining) - 112 Years
- Annual ground rent amount £909
- Ground rent review period (year/month) – 1st January 2018 - Every 10 Years (currently under review)

### **Annual Service Charges:**

- Apartment - £5,446.68 (reviewed April, yearly)
- Berth - £804.16 (reviewed April, yearly)

### **Annual Port Solent Charges:**

- Apartment - £619.40 per annum
- Berth - £689.74 per annum
- Council tax band (England, Wales and Scotland) - Band G - Portsmouth City Council
- 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.







**Approximate total area<sup>m</sup>**

1247 ft<sup>2</sup>  
115.9 m<sup>2</sup>

**Balconies and terraces**

675 ft<sup>2</sup>  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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