



## Oyster Quay

Port Solent, PO6 4TE

Asking Price Of

**£350,000**

Immaculately presented two double bedroom apartment at Oyster Quay, beautifully renovated with open-plan living, sleek integrated kitchen and balcony for sunset views. Luxury ensuite plus stylish contemporary shower room. Allocated parking, residents' pool, gym & BBQ gardens. Option to purchase 8m remote mooring.



# Property Features

- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/LIVING AREA
- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- SEPARATE SHOWER ROOM
- BALCONY OVERLOOKING THE MARINA
- GAS CENTRAL HEATING
- CLOSE TO BARS AND RESTAURANTS
- NO ONWARD CHAIN
- VIEWING ADVISED

## OVERVIEW

Perched on the edge of the marina, an apartment at Oyster Quay offers the perfect blend of sophisticated waterside living and contemporary style. Boasting stunning views over the marina, the development combines secure, modern living with lift access and allocated parking, creating a truly desirable home in one of Port Solent's most sought-after locations.

Residents benefit from exclusive on-site leisure facilities including a heated indoor swimming pool, sauna, jacuzzi and private gym, giving the feel of a health club within the building. Landscaped communal gardens and a designated BBQ area provide attractive outdoor space ideal for relaxing or socialising.

Just a short walk away is The Boardwalk, home to a variety of waterfront restaurants, cafés, bars, a cinema, and local amenities, all set around the marina. The location also offers excellent transport links, with easy access to the M27 for routes towards Portsmouth, Fareham and Southampton, nearby rail services from Portchester and Cosham, and regular local bus connections.

Overall, Oyster Quay combines waterfront views, resident-only leisure facilities and everyday convenience in a highly desirable marina setting.

## PROPERTY DESCRIPTION

An exceptional opportunity to acquire an immaculately presented two double bedroom 'inner core' apartment within the prestigious Oyster Quay, set in the heart of Port Solent.

Beautifully renovated in recent years and designed and furnished by a Hampshire interior designer, this stunning apartment has been finished to an outstanding standard throughout, offering contemporary elegance and thoughtfully curated living space. The striking white kitchen forms a true focal point, featuring matching worktops and a comprehensive range of integrated appliances including a fridge/freezer, induction hob with extractor over, electric oven and a washing machine which has never been used. Clean lines and neutral flooring flow seamlessly throughout the property, enhancing the sense of light and space.

The open-plan living, dining and kitchen area is both stylish and inviting - an ideal setting for relaxing or entertaining. Patio doors open onto a private balcony, providing the perfect place to sit back and enjoy spectacular sunsets over the marina.



Both bedrooms are generously proportioned and enjoy a peaceful aspect facing directly into the marina, allowing residents to take in the tranquil waterside setting. The principal bedroom benefits from bespoke built-in wardrobes and a superbly upgraded en-suite bathroom. Designed with both style and practicality in mind, it features twin sinks beneath a large, illuminated mirror with integrated shaver point, a spacious walk-in shower and a separate bath, creating a luxurious retreat. The second double bedroom is equally well presented and is served by a beautifully updated shower room, finished to the same high specification as the rest of the apartment.

Further benefits include one allocated parking space and access to exclusive residents' leisure facilities, including a heated indoor swimming pool, gymnasium and communal gardens with BBQ area. There is also the option to purchase an 8-metre remote mooring, offering an ideal solution for boating enthusiasts.

This is a truly turnkey home, combining refined marina-side living with the rare opportunity for direct access to the water in one of Port Solent's most desirable developments.



### ROOM MEASUREMENTS

HALLWAY - 16' 4" x 3' 11" (5.0m x 1.2m) and 5' 2" x 4' 0" (1.6m x 1.23m)

LIVING/DINING ROOM - 25' 5" x 14' 4" (7.77m x 4.39m) narrowing to ( 6' 6" x 2..97m)

KITCHEN - 10' 5" x 8' 7" (3.18m x 2.62m)

MAIN BEDROOM - 18' 9" x 9' 9" (5.74m x 2.98m)

EN SUITE - 10' 10" x 7' 5" (3.32m x 2.27m)

BEDROOM TWO - 9' 2" x 11' 11" (2.81m x 3.64m)

SHOWER ROOM - 5' 11" x 4' 11" (1.82m x 1.50m)

BALCONY - 12' 9" x 5' 2" (3.89m x 1.58m)

ALLOCATED PARKING SPACE – 126



## MATERIAL INFORMATION

- Price (£) - £350,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 584.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 4776.00 for apartment (reviewed April, yearly)
- Annual Port Solent charge amount (£) 466.00 for apartment
- 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)

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 AND HAMPSHIRE LIFE HOMES ONLY

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.







Awaiting EPC

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