



## Oyster Quay

Port Solent, PO6 4TQ

Asking Price Of

# £325,000

Beautifully presented two double bedroom apartment with both bedrooms benefiting from ensuites, a spacious living/dining room and modern kitchen. Situated on the fourth floor and boasting south westerly views up the marina fairway. Neutrally decorated throughout this spacious apartment has use of a resident's gym and swimming pool and BBQ area and gardens for that full lifestyle experience.



# Property Features

- BEAUTIFUL VIEWS OF THE MARINA
- TWO DOUBLE BEDROOMS
- TWO EN SUITES
- SOUTHWEST FACING BALCONY
- LARGE LOUNGE/DINING ROOM
- ALLOCATED PARKING
- NEUTRAL DECOR THROUGHOUT
- RESIDENTS GYM AND SWIMMING POOL
- RESIDENTS GARDENS
- CLOSE TO THE BOARDWALK

## 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 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

As you enter this fourth-floor apartment you will find a light and airy home that has been decorated in neutral tones and neutral carpet throughout. The second bedroom is good sized double bedroom and is neutrally decorated and benefits from an ensuite, your main bedroom is generous in size and benefits from a range of built in wardrobes and has an exceptionally sized ensuite with bath and a separate shower cubicle alongside twin basins with cabinets below and a w/c. Upon entering the kitchen you will find a well thought out range of modern base and wall cupboards in white with black worktops over and built in Neff Gas hob and extractor above, Neff oven, Neff microwave, space for a separate fridge and freezer and a dishwasher, a breakfast bar that opens out into the dining area so you can have a coffee whilst looking out to your balcony and the marina views beyond.

The living/dining room is a generous size that will accommodate a considerable size dining furniture set and ample lounge furnishings along with an area for a desk or can be used as a reading corner. Patio doors out to the south west facing balcony which offers beautiful views of the Marina where you can watch the world go by and take advantage of these stunning views. For the complete lifestyle experience there is a residents Swimming pool with Jacuzzi and Sauna along with a gym for residents to use, Residents gardens and BBQ area so you can entertain family and friends in the summer months or on those special occasions.



## ROOM MEASUREMENTS

HALLWAY - 21.1' 0" x 2' 10" (6.4m x 0.86m)

CLOAKROOM - 5' 2" x 3' 5" (1.57m x 1.04m)

MAIN BEDROOM - 11' 7" x 15' 3" (3.53m x 4.65m)

MAIN BEDROOM ENSUITE - 7' 5" x 10' 0" (2.26m x 3.05m)

BEDROOM TWO - 13' 3" x 15' 4" (4.04m x 4.67m)

BEDROOM TWO ENSUITE - 4' 4" x 8' 9" (1.32m x 2.67m)

KITCHEN - 8' 8" x 12' 8" (2.64m x 3.86m)

LIVING/DINING ROOM - 14' 4" x 22' 7" (4.37m x 6.88m)

BALCONY - 17' 4" x 5' 11" (5.28m x 1.8m)

## ALLOCATED PARKING SPACE

Parking Space 73

## MATERIAL INFORMATION

- Price (£) - 325,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 641
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 5610 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.







**Approximate total area<sup>(1)</sup>**  
1058 ft<sup>2</sup>  
98.3 m<sup>2</sup>

**Balconies and terraces**  
98 ft<sup>2</sup>  
9.1 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	82 B	84 B
69-80	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.