



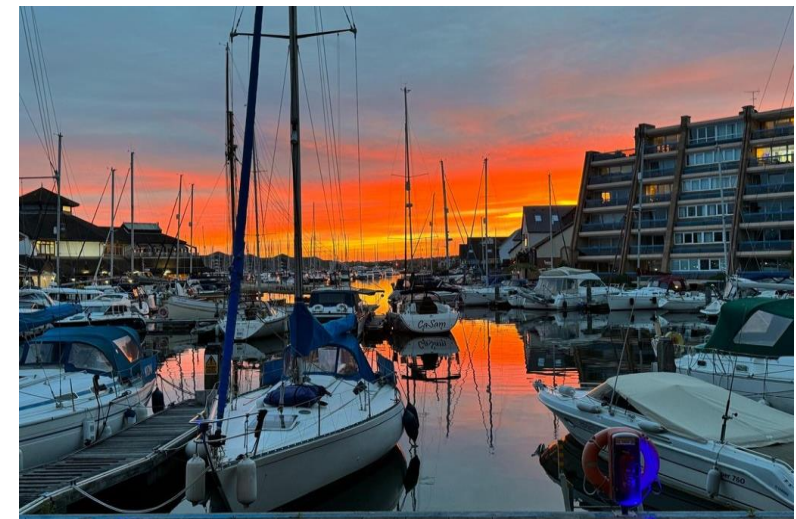
Oyster Quay

Port Solent, PO6 4TE

Asking Price Of

£310,000

Marina Life Homes are delighted to offer for sale this Two Bedroom modern Apartment in Oyster Quay situated on the second floor. The property benefits from two double bedrooms and two ensuites with a west facing balcony overlooking the marina basin and includes a resident only Leisure Facility including a gym, pool, jacuzzi and sauna. This is a property not to be missed!



Property Features

- BEAUTIFUL VIEWS OF THE MARINA
- TWO DOUBLE BEDROOMS
- TWO EN SUITES
- WEST FACING BALCONY OVERLOOKING MARINA
- MODERN KITCHEN
- ALLOCATED PARKING
- RESIDENTS GYM AND SWIMMING POOL
- RESIDENTS BBQ AREA
- CLOSE TO THE BOARDWALK
- NO FORWARD CHAIN

OVERVIEW

You are welcomed into the apartment with a light and bright "L" shaped hallway which immediately sets the scene for this property. Off the Hallway are the doors to both bedrooms, kitchen, and the living/dining room. The hallway has the additional benefit of a storage and airing cupboard. Bedroom two offers a good-sized double bedroom with space for free standing furnishings and views over the marina and is complimented by an additional ensuite with a shower cubicle, wash basin and w/c. The main bedroom enjoys plenty of natural light through the double window which overlooks the marina and offers plenty of built in wardrobes finished off with light wood doors.

Light décor and light carpet finish this generous main bedroom. This modern en-suite offers a double shower enclosure with mains shower, white twin basins with mirrors above, low level WC and heated towel rail. The en-suite benefits from being fully tiled. The modern kitchen offers a comprehensive range of white units with under cupboard lighting, complimented by a contrasting black laminate work top, this kitchen also has the benefit of built in Lamona Gas Hob and Electric Oven with Extractor Fan over and space for an under-counter Fridge, Freezer and Washing Machine. With floor to ceiling patio doors to the balcony, this Living/Dining room enjoys incredible views over Port Solent Marina. This bright living room is the perfect place to relax and watch the Marina activity. The West facing balcony overlooks the marina basin and the boardwalk, Port Solent's main shopping and entertainment experience. With outside lighting to extend those warm summer's evenings and to watch the sunsets. With residents only access to a swimming pool, gym, sauna and jacuzzi and a communal garden and access to a BBQ area, this is an apartment not to be missed!



PROPERTY DESCRIPTION

Fantastic opportunity to purchase this 2-bedroom, 2nd Floor apartment with West facing balcony and stunning marina views, in the sought-after Port Solent Marina. The apartment has the added benefit of two ensuites and allocated parking space. Offered with vacant possession. Complete with parking, residents' gym, swimming pool, sauna and Jacuzzi and communal gardens with BBQ area available for hire. It must be viewed to appreciate all it has to offer.

ROOM MEASUREMENTS

L SHAPED HALLWAY - 18' 6" x 3.9' 0" (5.64m x 0.91m) and 4' 10" x 6' 0" (1.47m x 1.83m)

CLOAKROOM - 4' 1" x 7' 5" (1.24m x 2.26m)

MAIN BEDROOM - 17' 0" x 9' 7" (5.18m x 2.92m)

MAIN BEDROOM ENSUITE - 10' 10" x 7' 5" (3.3m x 2.26m)

BEDROOM TWO - 13' 0" x 9' 3" (3.96m x 2.82m)

ENSUITE - 4' 9" x 5' 4" (1.45m x 1.63m)

KITCHEN - 7' 5" x 10' 3" (2.26m x 3.12m)

LIVING/DINING ROOM - 27' 1" x 14' 3" (8.25m x 4.34m)

BALCONY - 6' 3" x 12' 8" (1.91m x 3.86m)

ALLOCATED PARKING

Parking Space 135



MATERIAL INFORMATION

- Price (£) - Offers in excess of £310,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual ground rent amount (£) 584
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 4950 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446

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.