



## Oyster Quay

Port Way, Port Solent, PO6 4TQ

**Two Bedroom Apartment with Two Parking Spaces**

RENT

**£1,650 pcm**

# Property Features

- Two Double Bedrooms
- Marina Views from Bedrooms and Lounge
- Residents Swimming Pool and Gym
- South Facing Balcony
- One Allocated Parking Space
- Two Bathrooms
- Modern Fitted Kitchen with Appliances
- Gas Central Heating
- Unfurnished
- Available NOW!

## OVERVIEW

This first floor, two bedroom, South Facing apartment is situated in the impressive Oyster Quay complex at Port Solent.

Oyster Quay is a very well maintained development with communal hallways with stairs and lifts to all floors, and video entry system to each apartment. The exterior has a communal garden/BBQ area where residents can book private functions, a bicycle store, car wash area, electric car charging bays and resident's heated swimming pool, sauna and jacuzzi, plus a gym, which is open every day.

Situated within the marina, the complex is walking distance to the bars and restaurants at Port Solent and locally there is the Odeon cinema and David Lloyd Leisure Centre.

Port Solent itself is conveniently situated on the South Coast near Portsmouth and has easy access to M27 motorway and is close to Portchester train station.

## ROOM MEASUREMENTS

Entrance Hall - 3 x storage cupboards.

Lounge Area - 5.87m x 4.36m to max (19' 3" x 14' 3")

Dining Area - 2.93m x 2.84m (9' 7" x 9' 3")

Kitchen - 2.96m x 2.74m (9' 8" x 8' 11")

Balcony - 3.87m x 2.14m (12' 8" x 7' 0")

Bedroom One - 5.32m x 2.95m (17' 5" x 9' 8")

Ensuite - 3.30m x 2.24m (10' 9" x 7' 4")

Bedroom Two - 4.16m x 2.79m (13' 7" x 9' 1")

Shower Room - 1.80m x 1.43m (5' 10" x 4' 8")

One Allocated Parking Space





## PROPERTY DESCRIPTION

This apartment has a very homely, welcoming feel from the moment you walk in.

The spacious L shaped entrance hall has 3 storage cupboards, one housing the hot water tank and one housing the boiler. There are doors leading to both bedrooms and the shower room, plus double doors leading into the lounge/dining area.

The apartment has been opened up between the kitchen and dining room and has a refitted kitchen with cream gloss units, and coordinating solid sparkle worktop. There are built in appliances to include gas hob with extractor over, fridge/freezer, slimline dishwasher and washer/dryer. Now open to the dining room this arrangement is ideal and makes a great social space for entertaining family and friends.

The large lounge/dining room is South facing and therefore filled with natural light from the floor to ceiling patio doors that lead out onto the balcony. The balcony is a good size and gets the sun from morning until the early evening so is a great place to relax and watch the boats coming and going on a Summer's day.

This 'inner core' design apartment means that both the double bedrooms have windows that offer marina views. The main bedroom has built in wardrobe cupboards to one wall and a large ensuite bathroom which has been modernised and includes both a bath and a shower. There is a separate shower room off the hallway for the use of your guests.

The apartment has gas central heating and double-glazed windows and comes with one allocated parking space.

Please call to arrange a viewing!

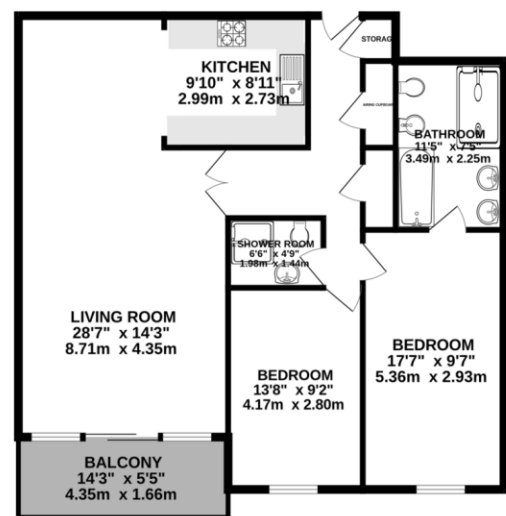


## MATERIAL INFORMATION

- Price (£) - 1650pcm
- Tenure - Leasehold
- Council tax band (England, Wales and Scotland) - Band F
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- 1 Allocated parking space
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation over 1 floor - lift access but there are steps to the communal areas



GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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