

Oyster Quay

Port Solent, Portsmouth, PO6 4TF

£225,000

One bedroom, spacious, second floor apartment in the popular Oyster Quay Development at Port Solent Marina with private parking. This property comes complete with residents leisure centre which includes a swimming pool, Jacuzzi, sauna and gym. This is a great opportunity to purchase this desirable residence.



Property Features

- 1 Bedroom Marina Apartment
- 1 Large Double Bedroom
- Kitchen
- Lounge with Balcony
- West Facing Balcony overlooking the marina
- Cloakroom
- Bathroom
- Gas Central Heating
- Private Residents Leisure Centre
- Private allocated parking

OVERVIEW

This one bedroom second floor apartment offers stunning West Facing views from the balcony and bedroom to the marina. It is presented with neutral decor and carpets throughout. It is fully double glazed and has gas central heating and comes with one allocated parking space.

Oyster Quay benefits from a residents Private Gym and Swimming pool which is available for the exclusive use of all residents, the pool is heated and the area benefits from a Jacuzzi and Sauna. There is also a picturesque communal garden and pond area which can be booked for private functions, BBQ's etc, plus a cycle store and plenty of visitor parking. There is an onsite management team for all your immediate needs.

OVERVIEW OF PROPERTY

This second floor one bedroom apartment, comes to the market with no onward sale.

The hallway welcomes you into the apartment and immediately sets the scene for this lifestyle home. Off the hallway are the doors to the bedroom, cloakroom, and doorway leading to the Living/Dining room and kitchen.

Double doors from the hallway lead into the living room which is the heart of the apartment with large full width floor to ceiling patio doors that allow the light to flood into this room and provide fantastic views of Port Solent Marina. The room is large enough to accommodate sofa and dining table and chairs.

The separate fitted kitchen is fully fitted with wall and floor cupboards and built in appliances to include gas hob, undercounter oven, washing machine, dishwasher and fridge/freezer. There is an a framed opening above the worktop through to the lounge, which offers views to the marina.

The balcony is off the living room and has great views of the marina fairway. Constructed of patio stones and smoked glass panels. Outside lighting and covered roof will extend those summer evenings.



The bedroom is a well fitted good sized double room with stunning views from the double glazed window overlooking the marina fairway. The bedroom comes complete with an ensuite incorporating split level flooring and has the benefit of both a shower and bath along with twin wash basins, bidet and low level WC.

Oyster Quay offers its residents a quiet marina cul-de-sac where you can open the patio doors and watch the day go by. The internal walkway of Oyster Quay has private security access for the use of Oyster Quay and Port Solent residents only.

DIMENSIONS

Hallway 15'2" x 2'11" (4.64 x 0.90 metres)

Kitchen 7'9" x 10'2" (2.38 x 3.10 metres)

Living Room 21'8" x 11'6" (6.63 x 3.52 metres)

Balcony 6'8" x 10'4" (2.03 x 3.17 metres)

Bedroom 18'5" x 10'11" (5.62 x 3.34 metres)

Bathroom 10'11" x 7'6" (3.34 x 2.29 metres)

Boiler Room 4'7" x 6'0" (1.41 x 1.85 metres)

Cloakroom 6'3 x 2'7" (1.91 x 0.79 metres)

CAR PARKING SPACE

This apartment has an allocated car parking space no 76



MATERIAL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining) – 112 years remaining
- Annual ground rent amount (£) 471
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 4071, plus Port Solent Charge of £464
- Service charge review period (year/month) April Yearly
- Council tax band (England, Wales and Scotland) - Band E Portsmouth City Council
- 100% ownership of the property being sold
- Mains electricity
- Mains Water and Sewerage
- Heating - Gas Central Heating
- Broadband - Fibre
- Parking - One Allocated Parking Space
- Construction - Brick and Tile
- Restrictions - Subject To Lease and Covenants
- Building Safety - Ask Agent re latest situation on Cladding related remedial works

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.







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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 and 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.