



Spinnaker House, Lock Approach

Port Solent, PO6 4UY

Asking Price Of

£340,000

Stylish two double bedroom first-floor apartment in Spinnaker House, Port Solent. Features include a spacious lounge with balcony overlooking the marina, modern kitchen with integrated Neff appliances and Miele washer/dryer, upgraded en-suite and main bathroom with marble-effect tiling and walk-in rainfall shower.

Two allocated parking spaces (one undercroft). Sought-after waterside location.



Property Features

- LOCK APPROACH LOCATION
- TWO DOUBLE BEDROOMS
- BALCONY WITH MARINA VIEWS
- EN SUITE TO MAIN BEDROOM
- KITCHEN WITH INTEGRATED
- UPGRADED BATHROOMS
- TWO ALLOCATED PARKING SPACES
- CLOSE TO BARS AND RESTAURANTS
- NO ONWARD CHAIN
- VIEWING ADVISED

OVERVIEW

The Anchorage, Lock Approach is a modern, attractive apartment complex situated at Port Solent marina and overlooks Portsmouth Harbour and Portchester Castle.

The apartments all have well maintained communal areas, undercroft parking, secure audio entry system and lifts and stairs to all floors. There is a secure communal garden with views towards the marina.

Lock Approach is walking distance to all the restaurants and bars at Port Solent as well as the David Lloyd Leisure centre and Odeon cinema.

Port Solent offers easy access to the M27 and surrounding areas and Portchester train station is close by.

PROPERTY DESCRIPTION

Situated in the highly sought-after Spinnaker House, Lock Approach, Port Solent, this beautifully presented two double bedroom first-floor apartment enjoys marina views and stylish, upgraded interiors throughout.

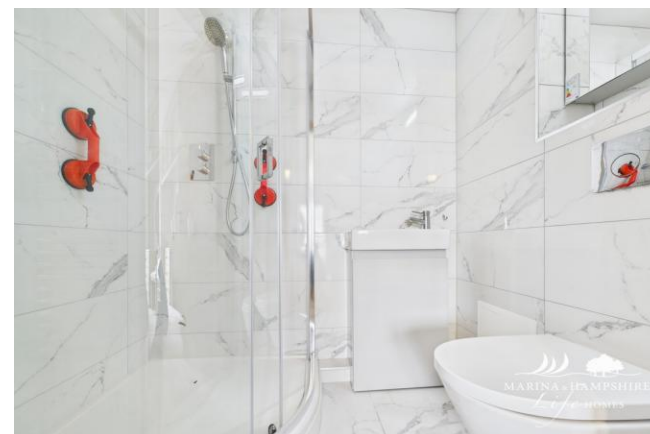
The property is accessed via a welcoming hallway with a generous storage cupboard, leading to two well-proportioned double bedrooms. The main bedroom benefits from an upgraded en-suite shower room, neutrally decorated and finished with elegant marble-effect tiling, grey built-in storage cupboards and a mirror-fronted inset cabinet with light.

The main bathroom has also been upgraded to a high standard, featuring a large walk-in shower with both rainfall and slider shower fittings, marble-effect tiling, a built-in under-sink vanity unit and an additional storage cupboard.

The heart of the home is the spacious lounge, flooded with natural light and opening via patio doors onto a decked balcony overlooking the marina ideal for relaxing or entertaining. The dining area and kitchen are neutrally decorated and well equipped with a range of integrated appliances including a Neff hob, oven and microwave, slimline dishwasher, and a Miele washer/dryer.

Further benefits include two allocated parking spaces, one of which is located in the undercroft, and the superb waterside setting that Port Solent is renowned for.

An excellent opportunity to acquire a stylish marina-side apartment, ideal as a main residence or investment.



ROOM MEASUREMENTS

HALLWAY - 15' 5" x 4' 8" (4.7m x 1.42m) and 5' 5" x 6' 10" (1.65m x 2.08m)

BATHROOM - 7' 2" x 6' 10" (2.18m x 2.08m)

MAIN BEDROOM - 11' 7" x 9' 10" (3.53m x 3m)

EN SUITE - 13' 10" x 5' 6" (4.22m x 1.68m)

BEDROOM TWO - 11' 8" x 9' 9" (3.56m x 2.97m)

LOUNGE - 16' 5" x 12' 4" (5m x 3.76m)

DINING AREA - 10' 0" x 11' 6" (3.05m x 3.51m)

KITCHEN - 9' 4" x 8' 10" (2.84m x 2.69m)

BALCONY - 8' 4" x 11' 8" (2.54m x 3.56m)

PARKING

2 ALLOCATED PARKING SPACES

MATERIAL INFORMATION

- Price (£) - 340,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual service charge amount (£) 3200
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

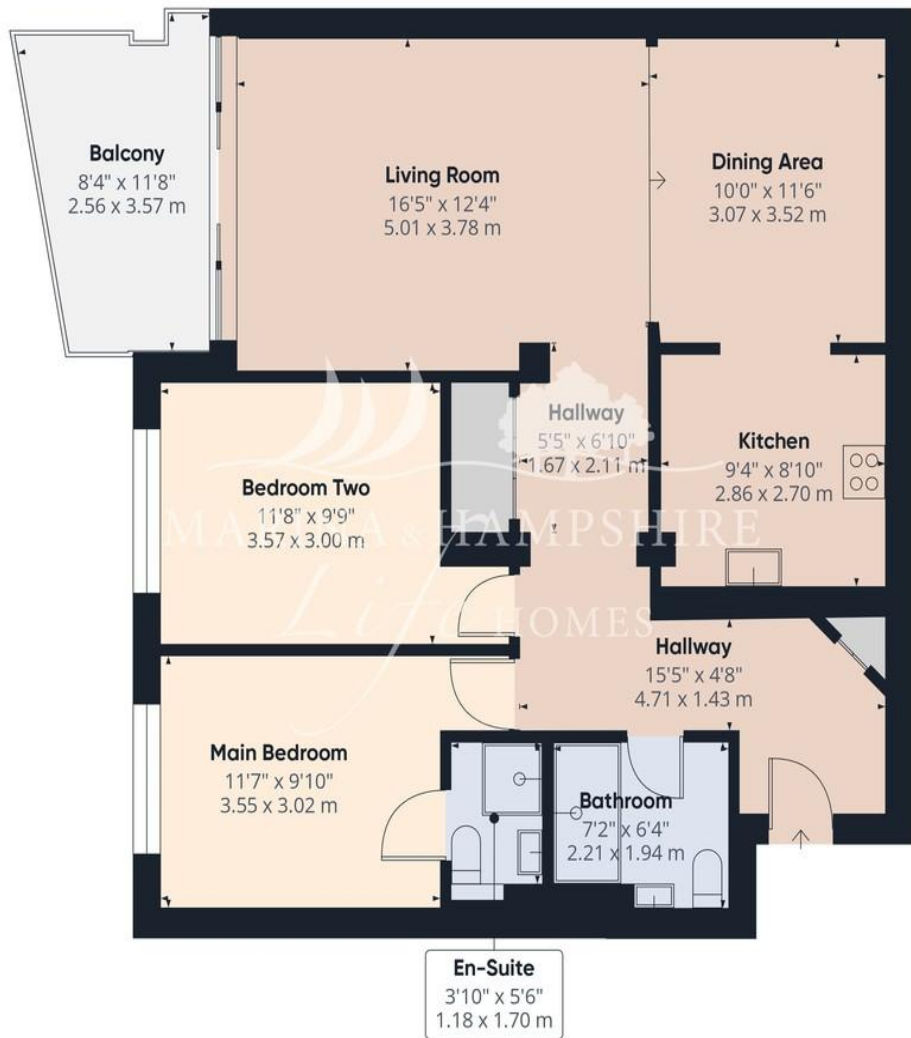


VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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⁽¹⁾

883 ft²
82 m²

Balconies and terraces

91 ft²
8.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 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 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