

£229,995

OYSTER QUAY, PORT WAY, PORT SOLENT, PO6 4TG



- Modern Purpose Built Apartment
- Double Bedroom with Marina Views
- Lounge With Balcony
- Fitted Kitchen
- Cloakroom With Deep Storage
- En Suite Bath/Shower Room
- Stairs & Lift To All Floors
- Residents Private Gym, Swimming Pool & Spa
- Garage
- Allocated Parking
- Visitors Parking
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property Reference : P1857

Council Tax Band: E

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Complex Comprises:-

Security entrance, well maintained communal hallway with lift and stairs to all floors.

The Accommodation Comprises:-

Front door onto:

Entrance Hall:-

Radiator, security entrance phone, built-in storage cupboard and flat ceiling with spotlighting inset. Door to:

Cloakroom:-

6' 0" x 2' 7" (1.83m x 0.79m)

Suite comprising: close coupled WC, wash hand basin with tiled splash back, fitted mirror, flat ceiling and door to storage cupboard housing gas central heating boiler.

Lounge/Diner:-

19' 6" x 12' 2" (5.94m x 3.71m)

UPVC double glazed sliding patio door leading to paved balcony with stunning views over Port Solent marina and complex, radiator, TV aerial point, space for table and chairs, serving hatch to kitchen, flat ceiling and wall lights.



View From Balcony:-



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Kitchen:-

10' 0" x 8' 6" (3.05m x 2.59m)

Fitted with a range of matching base and eye level units with under lighting to wall units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, integrated dishwasher and washing machine, built-in microwave, space for tall fridge/freezer and flat ceiling with a spotlighting inset.



Bedroom:-

16' 11" x 12' 9" (5.15m x 3.88m)

UPVC double glazed window to rear elevation with views over Port Solent marina and complex, radiator and flat ceiling. Door to:



En Suite Bath/Shower Room:-

10' 10" x 7' 10" (3.30m x 2.39m)

Suite comprising: panelled bath with mixer tap, his and hers wash hand basins inset vanity unit with mixer taps, fitted mirror and built-in strip lighting above, close coupled WC, bidet, separate walk-in shower cubicle, radiator, part tiled walls and flat ceiling spotlighting inset.



Outside:-

The development benefits from well maintained communal gardens, access to the popular Port Solent marina and complex with a fine selection of shops and restaurants all maintained to a very high standard, security entry system at residence, private residents gym and spa facilities, allocated parking space, visitors parking and garage.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Fenwicks



Private Residents Gym:-



Allocated Parking:-



Garage:-



Private Residents Swimming Pool, Sauna & Spa:-

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

