

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(10 plus) A		
(81-91) B			(31-41) B		
(69-80) C			(20-30) C		
(55-68) D			(15-19) D		
(39-54) E			(10-14) E		
(21-38) F			(5-9) F		
(1-20) G			(1-4) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



71 Oyster Quay Port Way
Port Solent, PO6 4TF

Castles are pleased to welcome to the market this three bedroom apartment with allocated parking in the popular Oyster Quay development in Port Solent. This sought after location offers easy access to the marinas boardwalk restaurants, cinema and shops.

The property consists of three bedrooms, one with en-suite bathroom, a family bathroom, modern fitted kitchen and lounge area with access to the balcony. This fourth floor apartment benefits from breath taking views from the balcony over the Marina stretching across to Portchester Castle.

The Oyster Quay development benefits from a swimming pool and gym facilities.

At the West end of the Marina you will find the marine based businesses, boatyard and locked approach in and out of the marina and across to the solent.

For more information or to arrange a viewing on this property please call Castles today.

Offers over £365,000

DIRECTORS

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- THREE BEDROOMS
- OYSTER QUAY
- MODERN KITCHEN
- RESIDENTS SWIMMING POOL
- ALLOCATED PARKING
- TWO BATHROOMS
- MARINA VIEWS
- BALCONY
- RESIDENTS GYM
- GREAT ACCESS ROUTES

LIVING ROOM
19'1" x 13'10" (5.83 x 4.22)

KITCHEN
9'1" x 7'1" (2.78 x 2.18)

BEDROOM ONE
13'5" x 9'8" (4.11 x 2.97)

EN-SUITE
11'4" x 8'0" (3.47 x 2.46)

BEDROOM TWO
13'1" x 8'11" (4.0 x 2.74)

BEDROOM THREE
9'10" x 10'4" (3.0 x 3.16)

BATHROOM
7'1" x 5'6" (2.16 x 1.69)

BALCONY
18'2" x 5'1" (5.55 x 1.55)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Lease Info
Lease: 125 Years Remaining

Charges: £4900 Per Annum All In

*Please be aware we have been provided this information from the owners directly. The solicitors will confirm this exactly during the transaction.

