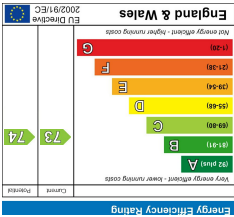


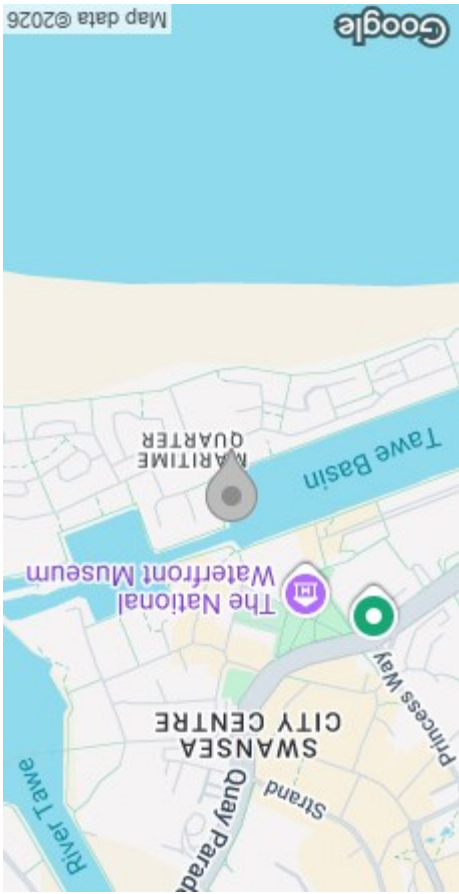


Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sales@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk

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EPC



AREA MAP



FLOOR PLAN



22 Ferrara Square
Maritime Quarter, Marina, Swansea, SA1 1UW
Asking Price £129,950



GENERAL INFORMATION

**** LONG LEASE****

This top-floor one-bedroom apartment enjoys an enviable position with dual aspect views, offering both marina outlooks and glimpses of the sea. The bright and comfortable lounge overlooks the marina and provides a welcoming living space, while a separate kitchen benefits from partial sea views, adding to the apartment’s coastal charm.

The property also features a well-proportioned bedroom and a family bathroom. Additional benefits include gas central heating and an allocated parking space, ensuring both comfort and convenience.

With no on going chain, this property offers an excellent opportunity for first-time buyers, downsizers, or investors looking for a well-located home with attractive views.

FULL DESCRIPTION

ENTRANCE

Top floor
Entrance into vestibule with door leading to;

HALLWAY

Intercom. Gas central heating radiator. Door to storage cupboard. Laminate flooring. Loft access.

BEDROOM

10'0" x 8'9" (3.07 x 2.68)
Two double glazed windows with Marina view. Fitted wardrobes. Laminate flooring. Gas central heating radiator.



BATHROOM

6'9" x 5'8" (2.08 x 1.74)
White suite comprising W.C, pedestal wash hand basin and bath with shower over and shower screen. Tiled walls. Laminate flooring. Shaver point. Double glazed obscure window.

LOUNGE

12'0" x 10'2" (3.67 x 3.10)
Two double glazed windows with Marina views. Gas central heating radiator. TV point. Laminate flooring.

KITCHEN

11'9" x 7'2" (3.59 x 2.20)
Range of wood effects wall, base and drawer units with complimentary work top over and tiled splash back above. Stainless steel sink with drainer and mixer tap. Integrated fridge freezer. Gas central heating radiator. Double glazed window with sea views. Door to cupboard housing gas central heating boiler and plumbing for washing machine.

PARKING

Allocated parking.

TENURE

Leasehold
Lease term - 189 - 147 remaining
Service charge - £2352.22
Ground rent TBC

UTILITIES

Electric - Yes
Gas - Yes
Water - metered
Broadband- currently not connected
You are advised to refer to com checker for mobile signal and coverage

COUNCIL TAX BAND D

EPC RATING C

