



GENERAL INFORMATION

LEASE EXTENSION IN PLACE

Situated in the highly desirable Abernethy Quay development, this two-bedroom apartment enjoys an enviable waterfront position with towards the lock and National Waterfront Museum.

The accommodation comprises two double bedrooms, a lounge/dining room provides the perfect setting for both relaxing and entertaining and a separate, well-appointed kitchen offers ample worktop and storage space, making it both practical and functional for everyday living.

The apartment's prime location places you within easy walking distance of Swansea city centre, where an excellent selection of shops, restaurants, cafés, bars and leisure facilities can be found. The vibrant Marina, beautiful waterfront promenade and local amenities are all on your doorstep, making this an ideal home for professionals, downsizers or those seeking a lifestyle by the water.

FULL DESCRIPTION

ENTRANCE

Second floor. Stairs to all floors

HALLWAY

Vestibule leading into the hallway. Telephone point. Gas central heating radiator. Intercom.

MAIN BEDROOM

15'2" x 9'5" (4.62 x 2.87)  
Two double glazed windows with Marina views. Gas central heating radiator. T. V point. Two wall lights. Fitted wardrobes with sliding doors.

SECOND BEDROOM

14'05" x 8'6" (4.39 x 2.59)  
Double glazed window with courtyard views. Gas central heating radiator.



LOUNGE DINER

17'8" x 10'5" (5.38 x 3.18)  
Double glazed window with views over the Marina and waterfront museum. Gas central heating radiator. Wall lights. T.V.,point.

BATHROOM

6'9" x 6'4" (2.06 x 1.93)  
White suite comprising W. C., wash hand basin and bath with electric shower over. Tiled walls and floor. Gas central heating radiator with towel rail above. Double glazed window.

KITCHEN

12'2" x 7'3" (3.71 x 2.21)  
Range of wall, base and drawer units with complimentary worktop and tiled splash back. Space for oven and washing machine. Gas central heating radiator. Gas central heating boiler. Stainless steel sink with drainer and mixer.



TENURE

Leasehold  
Lease Term 189 years (less 3 days)  
from and including 24 June 1984  
Ground Rent £25  
Service Charges £2136

COUNCIL TAX BAND E

UTILITIES

Electric - Yes  
Gas - Yes  
Water - Welsh Water  
You are advised to refer to Ofcom checker for mobile signal and coverage.

EPC RATING C

FURTHER INFORMATION

No parking available  
The lease does not allow holiday lets.

