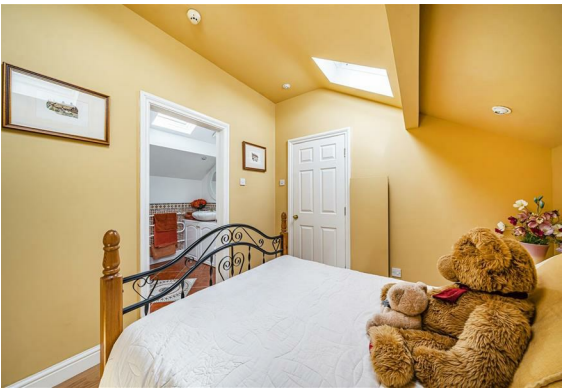


GENERAL INFORMATION

An opportunity to purchase a unique top floor triplex apartment boasting dual aspect views of the Marina, Swansea Bay and beyond. Situated in the heart of the Marina, Fitzroy House offers flexible living accommodation. To the ground floor is a spacious open plan kitchen/ living and dining room with a balcony which enjoys panoramic Marina views. To The first floor are two bedrooms, one with feature arch window & door to balcony overlooking Swansea Bay, the other with feature arch window and Marina views, and a bathroom, whilst the top floor has bedroom with en-suite bathroom and a further room currently used as a TV Lounge & Study, with a picture window perfectly showcasing Mumbles Point. Externally there is allocated under croft parking. Viewing highly recommended to appreciate the standard of living on offer;

FULL DESCRIPTION

- ENTRANCE**
Through communal door and stairs leading to top floor.
- HALLWAY**
Consumer unit. Electric heater. Intercom. Stairs to first floor.
- LOUNGE DINER KITCHEN**
22'8" x 16'7" in total (6.91m x 5.08m in total)
- LOUNGE DINER**
Two double glazed windows and patio door leading to a sit out balcony with panoramic marina views and city beyond. Two electric heaters. TV and telephone points. Door to walkin storage cupboard.
- KITCHEN**
Range of wall, base and drawer units with complimentary worktop over. Stainless steel circular sink. Space for fridge freezer, washing machine and slimline dishwasher. Freestanding oven (Included).
- FIRST FLOOR**
Telephone point.



- BEDROOM ONE**
16'5 x 9'9 (5.00m x 2.97m)
Feature arched double glazed window with Marina and city views. Electric heater. Wardrobes (Included). Telephone and TV point.
- BATHROOM**
White suite comprising WC, wash hand basin recessed into a vanity unit and corner bath. Tiled walls and floor. Dimple wall heater. Cupboard housing hot water tank and shelving. Shaver point.
- BEDROOM TWO**
16'5 x 7'8 (5.00m x 2.34m)
Double glazed French door with glazed side panels leading to a sit out balcony with panoramic sea views of Swansea bay and Mumbles. Electric heater.
- SECOND FLOOR**
Velux window.
- OFFICE AND TV LOUNGE**
16' x 12' (4.88m x 3.66m)
Double glazed feature porthole window. TV and telephone points. Electric heater. Door to walk in storage cupboard.
- BEDROOM THREE**
8'11 x 8'11 (2.72m x 2.72m)
Two velux windows. Electric heater.



- ENSUITE**
White suite comprising Wc, wash hand basin recessed into a vanity unit. Corner bath. Tiled walls and floor. Velux window.
- PARKING**
Secure undercroft parking
- TENURE**
Lease term 125 years from 1985 (86 years remaining)
Service charge £2518 pa and split over 2 x 6 month payments
Ground rent Peppercorn
- COUNCIL TAX BAND E**
- UTILITIES**
Electric - EDF (vendors has informed us they pay £95.46 pm)
No gas
Water - billed
Broadband currently with Talk Talk.
You are advised to refer to Ofcom checker for mobile signal and coverage.
- FURTHER INFORMATION**
The management company have informed us that pets are allowed with their permission, a fee will be payable.
No holiday lets allowed.

Total floor area - 112 square metres.