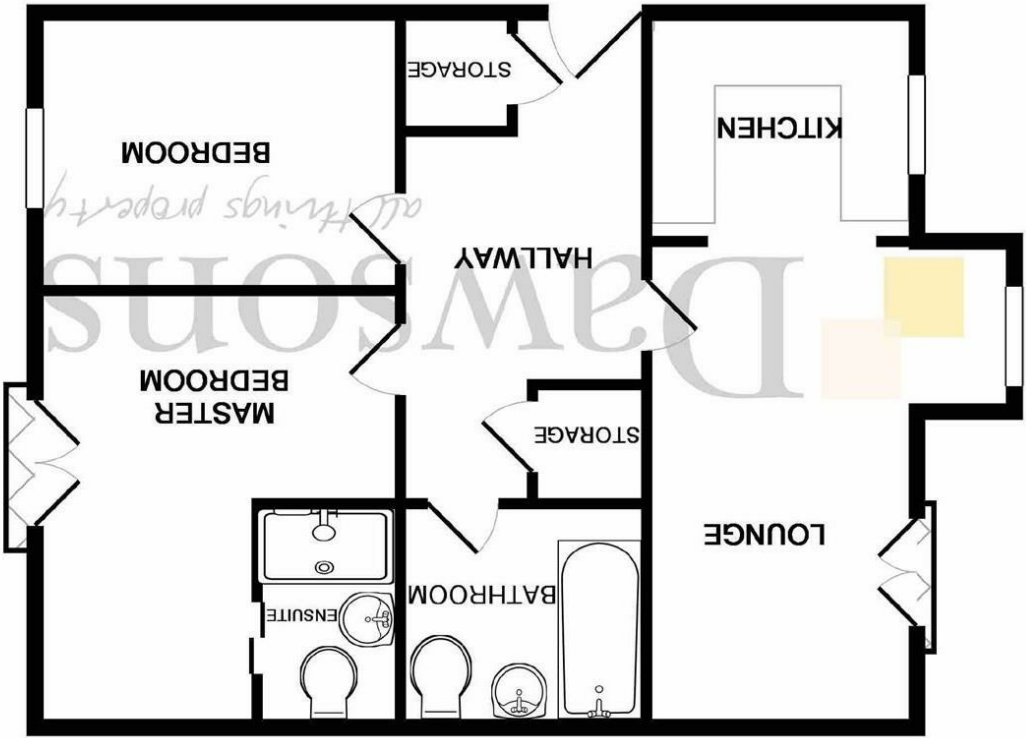
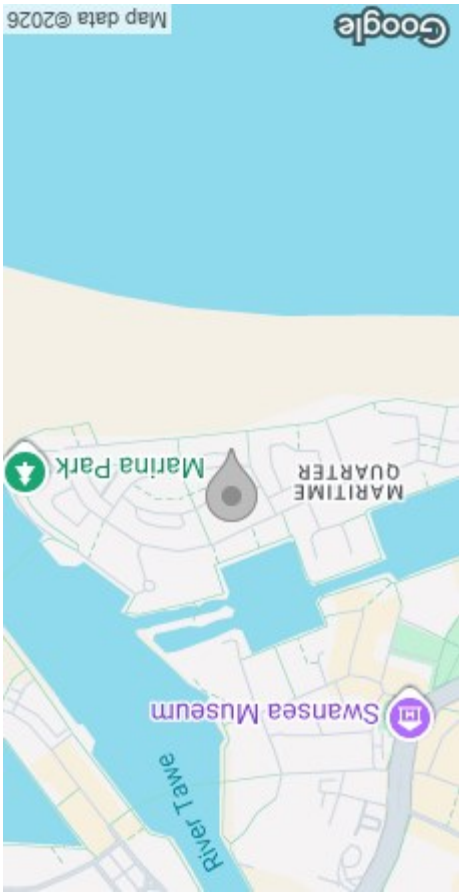


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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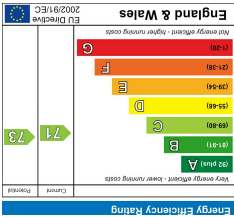


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Nestled in the picturesque Fishermans Way, Marina, Swansea, this modern first-floor apartment offers a delightful living space for those seeking comfort and style. Boasting an open-plan lounge diner that seamlessly flows into the kitchen, this property is perfect for entertaining guests or simply relaxing after a long day.

With two bedrooms, including a master bedroom with its own ensuite bathroom, this apartment provides the perfect retreat for a small family, couple, or individual looking for a touch of luxury. The property's modern design ensures a contemporary feel throughout, making it a truly inviting space to call home.

Convenience is key with allocated parking for one vehicle, ensuring you never have to worry about finding a spot after a long day out. Additionally, the absence of an ongoing chain means a smoother and quicker transition to making this apartment your own.

Don't miss out on the opportunity to own this charming apartment in Swansea's Marina district. Embrace a modern lifestyle in a vibrant coastal setting - book a viewing today and step into your new home!

Ideal investment tenant in-situ.

FULL DESCRIPTION

FIRST FLOOR

Stairs to all floors.

HALLWAY

Intercom. Wall mounted heating control panel. Storage cupboard housing hot water tank. Storage cupboard. Electric heater.

LOUNGE DINER

17'08" x 11'06" widening to 14'05"

(5.38 x 3.51 widening to 4.39)

Double glazed French door leading to Juliet balcony and double glazed window with partial sea views. Electric Radiator. TV, telephone and Sky points.

Open plan to ;



KITCHEN

11'9" max x 11'0" (3.58 max x 3.35)

A range of high gloss wall, base and drawer units with feature glass unit doors, built in wine rack and complimentary worktop. Stainless steel one and half bowl sink with drainer and mixer tap. Four ring electric hob with glass splash back and stainless steel extractor hood. Stainless steel eye-level grill and oven. Integral washing machine, dish washer and fridge freezer. Double glazed window.

MASTER BEDROOM

11'9" max x 11'0" (3.58 max x 3.35)

Double-glazed French doors leading to Juliet balcony overlooking the court yard. Electric heating. TV and telephone points. Door to en-suite

ENSUITE

Three piece suite comprising low level W.C, pedestal wash hand basin and step in shower. Shaving point. Centre ceiling light. Tiled walls.

BEDROOM TWO

12'10" x 8'2" (3.91 x 2.49)

Double glazed window. TV and telephone point. Electric radiator. Centre ceiling light.

BATHROOM

Three piece suite comprising a low level W.C, pedestal wash hand basin and side panel bath with hand held shower. Shaving point. Centre ceiling light. Ceiling extractor fan. Part tiled walls.

EXTERNAL

Allocated parking No. 47

TENURE

Leasehold
Lease Term: 125 years from 1 February 2005
Service Charge: £1200 for six months including water
Ground Rent: £100 per annum

COUNCIL TAX BAND E

UTILITIES

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric – EON
Gas – NO
Water – INCLUDED IN THE SERVICE CHARGE
NO EWS1 IN PLACE

FURTHER INFORMATION

Total floor area 64 square metres.
We have been informed that the management company does allow pets and permission is required for a charge.

