16 Pocketts Wharf

Maritime Quarter, Swansea, SA1 3XL

Asking Price £239,950

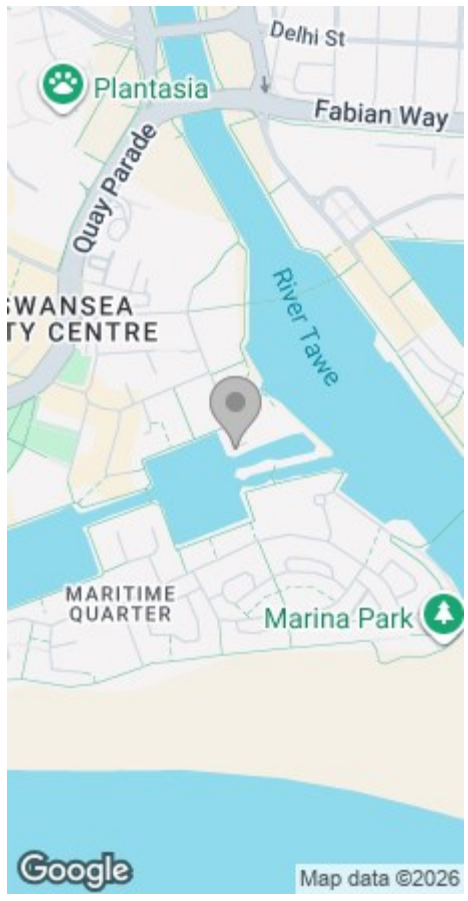
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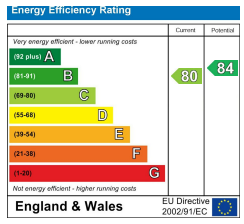
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

A well presented fifth floor apartment offering panoramic Marina views and within walking distance to nearby bars, restaurants, City centre and Swansea Bay.
This stylish two bedroom apartment offers a living room with double aspect windows and sit out balcony, modern kitchen/diner, master bedroom with sun balcony which offers views across the Marina plus a further double bedroom and shower room.
The property also benefits from underground allocated croft parking and lift access.
Viewing is highly recommended to appreciate this lovely property.







FULL DESCRIPTION

ENTRANCE VIA COMMUNAL DOOR
Lift access to 5th Floor.

HALLWAY
Two storage cupboards, second housing hot water tank.

OPEN PLAN LIVING ROOM/ KITCHEN

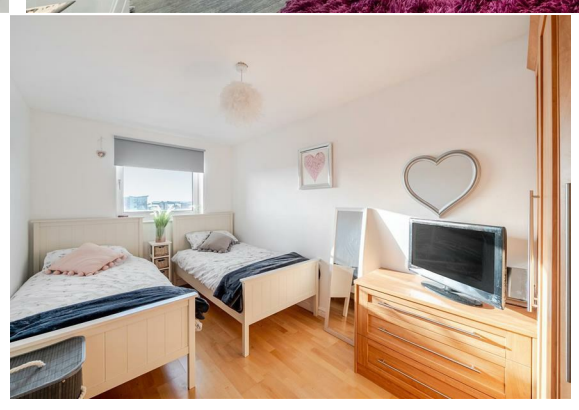
LIVING ROOM
17'9" x 12'5" (5.43 x 3.81)
Double glazed windows to rear and side. Double glazed French door with matching side panels leading to a sit out balcony boasting panoramic views over the Marina. Wood effect flooring. Feature electric wall mounted fire. Open to;











KITCHEN/ DINER
6'9" x 16'0" (2.06 x 4.88)
Range of wall, base and drawer units with complementary worksurface over and tiled splash back above. Space for table and chairs. Integrated oven. Four ring induction hob with extractor fan over. Integrated microwave. Single bowl sink with mixer tap. Space for dishwasher. Undercounter fridge. Double glazed window to side with view over the Marina.

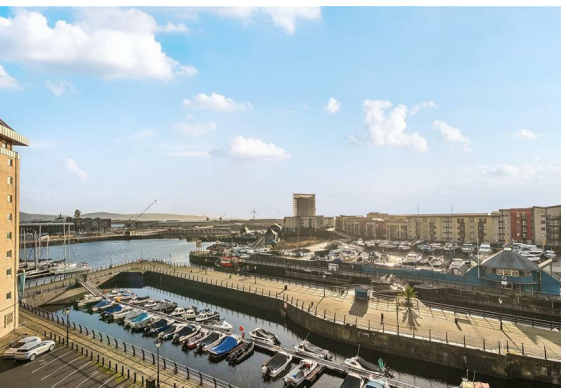


BEDROOM TWO
14'1" x 8'0" (4.31 x 2.44)
Double glazed window with Marina views. Fitted Wardrobes.

MASTER BEDROOM
17'2" x 10'0" (5.24 x 3.06)
Double glazed French doors leading to a sit out balcony with Marina views. Telephone point.

SHOWER ROOM
5'9" x 8'0" (1.77 x 2.46)
Briefly comprising separate shower cubicle with rainfall shower over, low level W.C, bidet and wash hand basin set in a vanity unit. Wall mounted mirrored cabinet. Tiled Walls. Wood effect flooring.







PARKING
Allocated underground parking

TENURE
Leasehold
Lease term 125 years from 1989
Service charge £1256.15 half yearly
Ground rent peppercorn

COUNCIL TAX BAND E

EPC RATING C

UTILITIES
Electric - Yes
Gas - No
Water - Metered
Broadband - Hyperoptic
You are advised to refer to Ofcom checker for mobile signal and coverage.