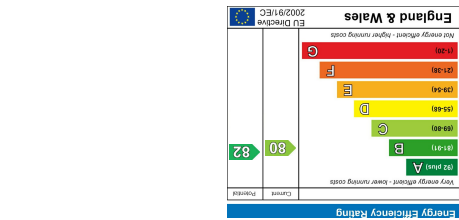


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

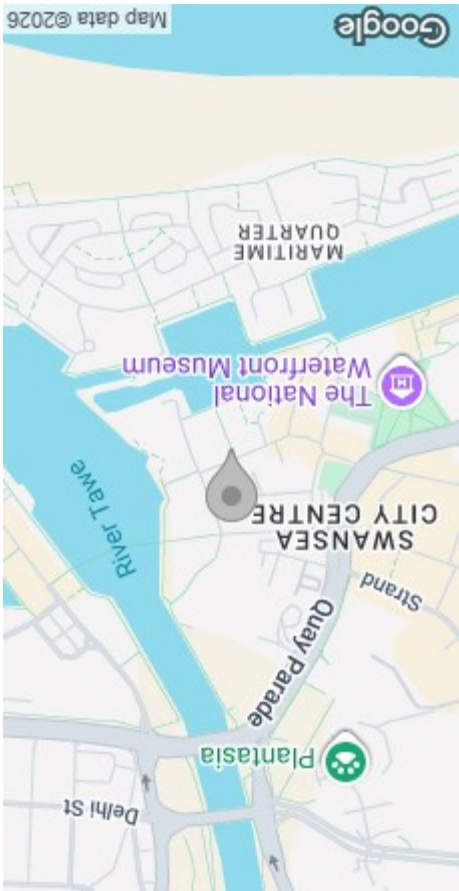
While every attempt has been made to ensure the accuracy of the description contained herein, measurement of doors, windows, rooms, etc. may differ from actual measurements and the purchaser is advised to verify the same. The vendor, agent and estate agent accept no liability for any error or omission in this description. This plan is for guidance only and should not be relied upon as a guarantee. As to the accuracy of the description, the purchaser is advised to verify the same. The vendor, agent and estate agent accept no liability for any error or omission in this description. This plan is for guidance only and should not be relied upon as a guarantee.



FLOOR PLAN



EPC



AREA MAP



GENERAL INFORMATION

Welcome to Cork House, a two bedroom apartment located on the third floor. Situated in the vibrant Swansea Marina. This charming property offers views towards the marina, providing a picturesque backdrop for your daily life.

The apartment features a reception room, providing an inviting space, separate kitchen, balcony, bathroom plus two bedrooms, there is ample for both rest and personal space, making it suitable for individuals or couples.

Living in the Maritime Quarter means you will be surrounded by a lively atmosphere, with an array of local amenities, shops, and eateries just a stone's throw away. The stunning waterfront is also nearby, offering picturesque views and opportunities for leisurely strolls along the coast.

FULL DESCRIPTION

ENTRANCE

Enter via communal door with lift access to third floor.

HALLWAY

BEDROOM TWO

11'3" x 6'7" (3.44 x 2.03)

BEDROOM ONE

14'10" x 9'11" (4.54 x 3.03)

BATHROOM

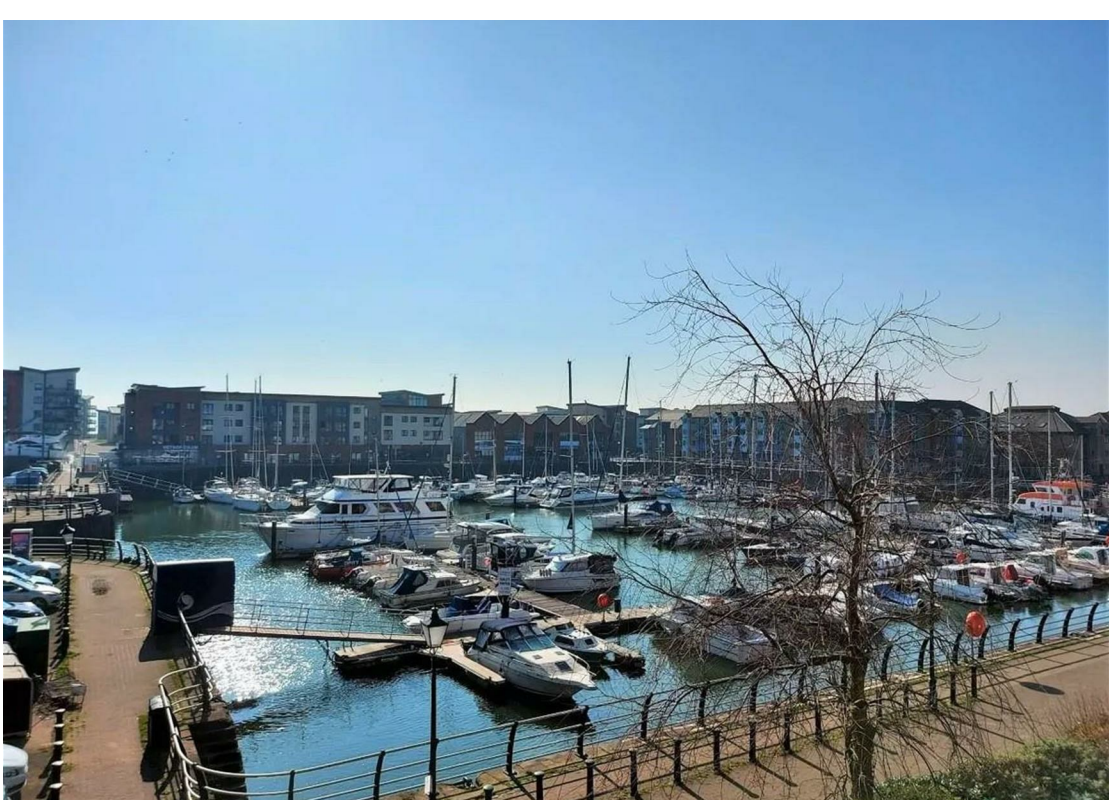
9'0" x 6'5" (2.75 x 1.98)

LOUNGE

15'6" x 10'6" (4.73 x 3.21)

KITCHEN

12'8" x 8'3" (3.88 x 2.53)



TENURE

Leasehold
Lease term 125 years from 25th March 1993
Service charge £1,929.68 Half Yearly
Ground rent £100 pa

UTILITIES

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

PARKING

Allocated underground parking.

COUNCIL TAX BAND - E

EPC RATING - C

