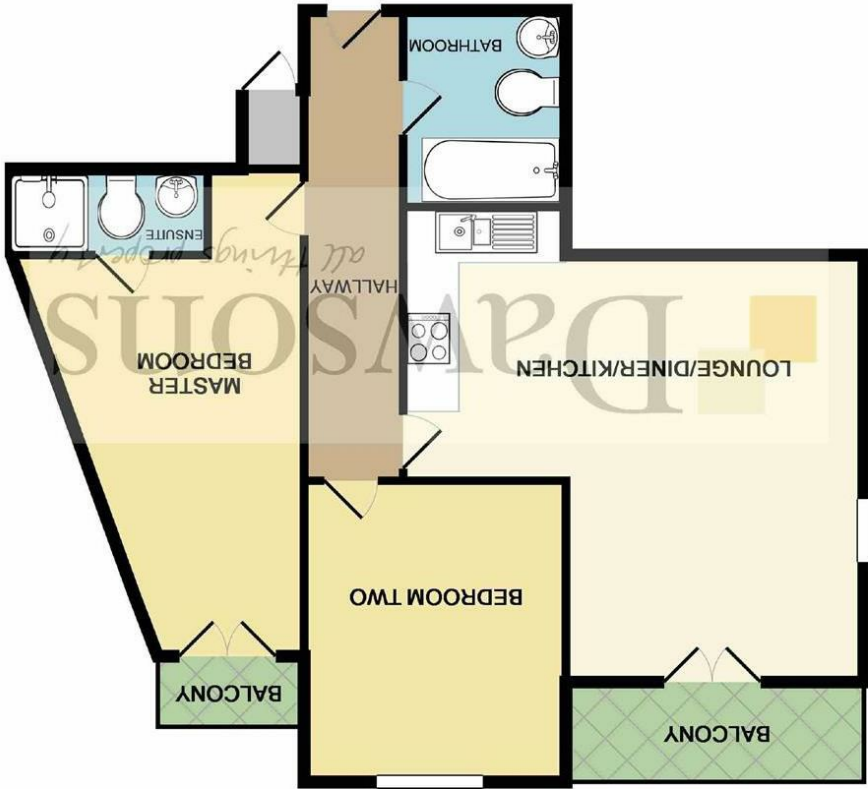


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

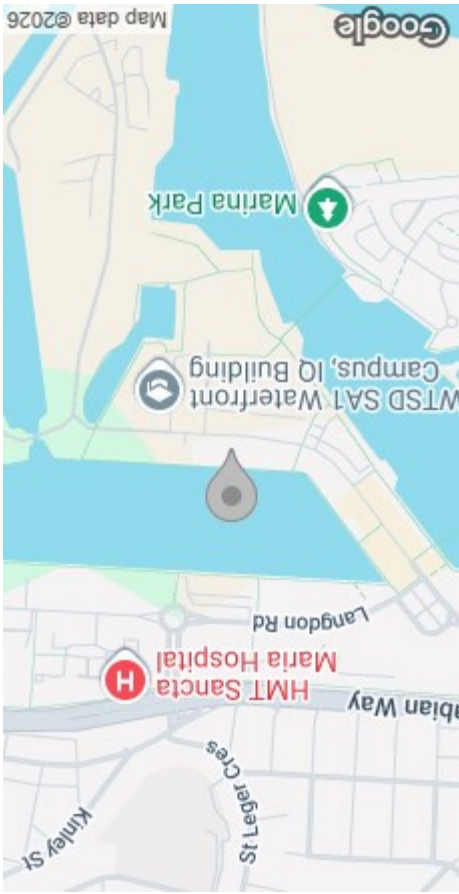
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

NO CHAIN

Located on the fifth floor of the highly sought-after SA1 Development, this well presented apartment offers contemporary waterfront living in a prime location.

The accommodation comprises two double bedrooms, including a spacious master bedroom with an en-suite shower room and French doors opening onto a private sit-out balcony. A modern family bathroom features a shower over the bath. The open-plan living and dining area flows seamlessly into a fitted kitchen complete with integrated appliances, while additional French doors lead to a second balcony, creating a bright and airy living space.

Further benefits include secure underground parking, lift access, a video entry intercom system, double glazing throughout, and electric heating.

Ideally situated within walking distance of a wide selection of cafés, restaurants, and bars, the property also offers excellent access to Swansea City Centre and the M4 motorway, making it perfect for both owner-occupiers and investors alike.

FULL DESCRIPTION

ENTRANCE

Block 3, level 5.

HALLWAY

Recessed down-lights. Video entry system. Wall mounted consumer unit. Electric heater. Door to cupboard housing hot water tank and provisions for washer/dryer.

BATHROOM

White suite comprising W.C., pedestal wash hand basin and panelled bath with shower over and glass shower screen. Chrome heated towel rail. Tiled floor. Part tiled walls. Shaver point. Down lights.

MASTER BEDROOM

18'9" x 11'3" max (5.72 x 3.43 max)
Double-glazed French door leading to a sit out balcony with views of the water and Swansea City centre. Electric heater. TV and telephone points. Door to:-



ENSUITE

White suite comprising W.C., pedestal wash hand basin and step in shower cubicle. Chrome heated towel rail. Tiled floor. Down lights

BEDROOM TWO

13'3" x 11'2" (4.04 x 3.40)
Double-glazed window with Prince of Dock views. Spot lighting. Electric heater.

LOUNGE DINER

18'9" max x 17'2" (5.72 max x 5.23)
Double glazed window to side with water views and french door leading to a sit out balcony with water and Swansea views. TV and telephone point. Electric heater.
Open plan to;

KITCHEN

A range of white high gloss wall, base and drawer units with a grey work top. Stainless steel oven. Four ring electric hob with stainless steel extractor hood and stainless steel splash back. Stainless steel sink with mixer tap. Integrated dishwasher and fridge/freezer. Spot lighting. Laminate flooring.

PARKING

Secure underground allocated parking space.

TENURE

Lease Term 150 years from 01/01/2005 129 Years remaining.
Service charge - £3400 pa
Reviewed annually
Ground rent - £150 pa

UTILITES

Electric - Octopus
Gas - No
Water - Welsh Water
Drainage - Welsh water
Broadband - No - Not connected at the moment. You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

EPC RATING C

FURTHER INFORMATION

No holiday lets or pets allowed.

