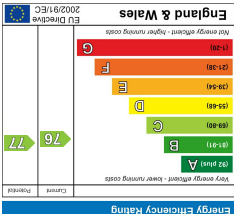
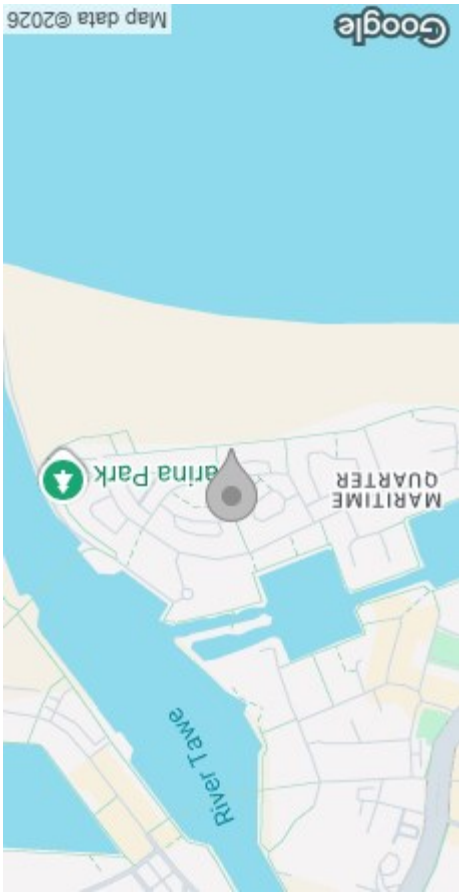


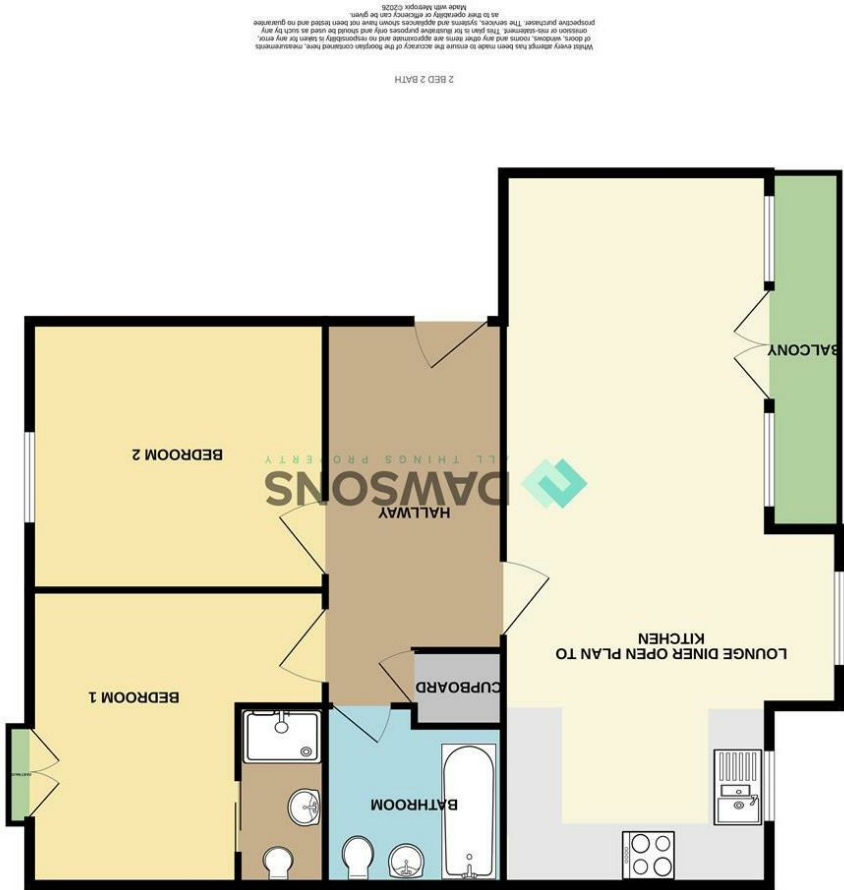
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



TOP FLOOR

FLOOR PLAN



GENERAL INFORMATION

Welcome to Fishermans Way in the Maritime Quarter of Swansea! This top-floor two-bedroom apartment is a gem waiting to be discovered. As you step into this property, you are greeted by a spacious reception room that offers a comfortable living space for you and your loved ones. With two bedrooms, there is ample space for guests, or even a home office.

One of the highlights of this apartment is the panoramic sea views that can be enjoyed from the comfort of your own home. Imagine waking up to the sight of the sea every morning or relaxing in the evening with the calming sound of the waves. The property boasts two bathrooms, including an ensuite for added convenience and privacy. The modern design and fittings ensure that you have a comfortable and stylish living experience.

Step outside onto the balcony and soak in the fresh sea air while taking in the stunning views. Whether you enjoy your morning coffee or unwind after a long day, the balcony provides the perfect spot to relax and rejuvenate. This apartment also comes with parking making your daily routine hassle-free.

The best part? This property is available with no chain, meaning you can move in swiftly and start enjoying your new coastal lifestyle without any delays. Book a viewing today and let the sea views captivate you!

FULL DESCRIPTION

ENTRANCE

Stairs to top floor.

HALLWAY

Electric heater. Intercom. Laminate floor. Door to the cupboard housing hot water tank, consumer unit, and shelving

BEDROOM TWO

12'1" x 8'1" (3.7 x 2.47)

Double glazed window with courtyard views. T.V and telephone points. Electric heater.

MASTER BEDROOM

11'3" x 8'11" (3.45 x 2.74)

Double glazed french door with Juliet balcony and courtyard views. Electric heater. T.V and telephone points. Door to:

ENSUITE

White bathroom suite with W.C, pedestal wash hand basin and step in shower with full height tiling. Half height tiling to walls. Tiled floor. Wall mounted fan heater. Shaver point.



BATHROOM

6'2" x 6'5" (1.88 x 1.98)

White bathroom suite with W.C, pedestal wash hand basin and bath with hand held shower. Half height tiling to walls. Chrome heated towel rail. Shaver point. Tiled floor.

LOUNGE DINER

16'11" x 14'4" (5.18 x 4.37)

Double glazed window and french doors leading to a decked sit out sun balcony with views of Swansea Bay and Mumbles Head. Vaulted ceiling with wall lights. Two electric heaters. T.V and telephone points. Laminate flooring.

KITCHEN

11'3" x 8'5" (3.45 x 2.59)

Range of "Cappuccino" high gloss wall, base and drawer units with black worktop. Stainless steel double oven with integrated grill. Four ring ceramic hob with glass splash back and stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Free standing fridge freezer, washer machine and dishwasher. Double glazed window. Laminate flooring.

PARKING

Allocated surface parking space

TENURE

Leasehold
Lease term 125 Years from 2006 with 105 remaining
Service charge £1958 pa Inc Water
Ground rent £100 pa

COUNCIL TAX BAND F

EPC RATING- C

UTILITIES

Electricity- Octopus Energy
Gas- N/A
Broadband - EE- Fibre Optic
Water- Via Service charge.

FURTHER INFORMATION

We have been informed that the management company does allow pets and permission is required for a charge.

