32 St Stephens Court

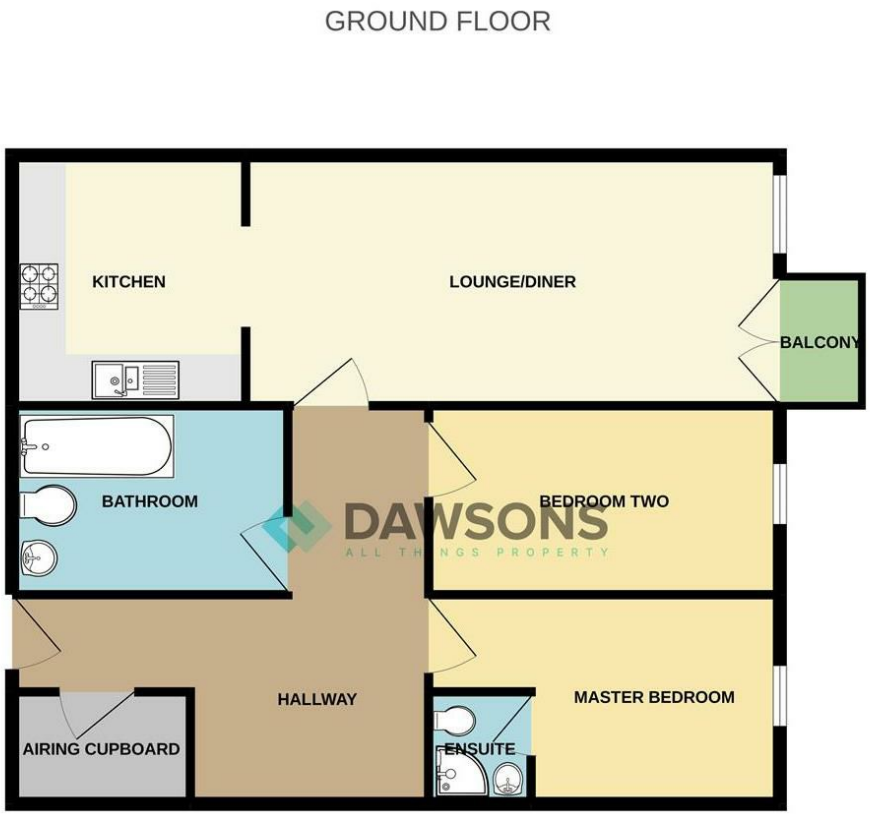
Marina, Swansea, SA1 1SG

Price Guide £199,950

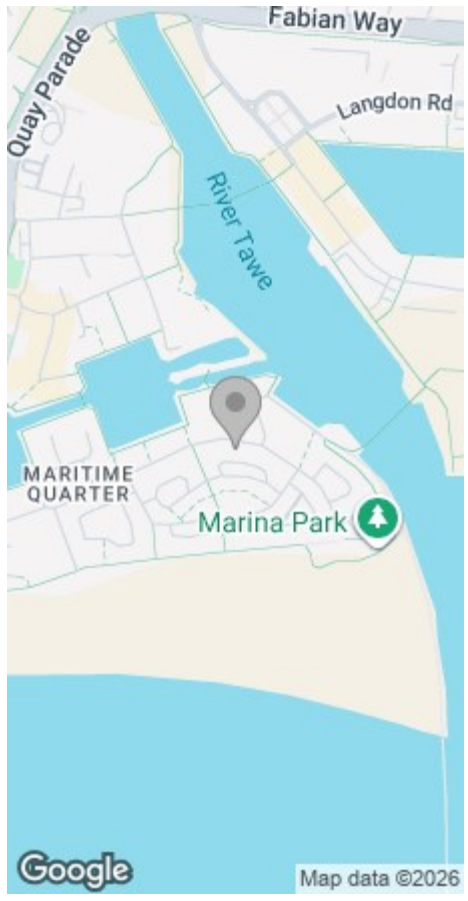
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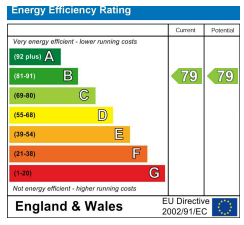
FLOOR PLAN



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.

Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

GENERAL INFORMATION

Dawsons are delighted to offer for sale a top floor apartment with lift access and within walking distance of Swansea Marina and Swansea Bay. This modern property offers two double bedrooms- master with en-suite, open plan modern fitted kitchen and lounge diner with sit out balcony with partial Marina views and family bathroom. The apartment also benefits from allocated parking, gas central heating and double glazing.







FULL DESCRIPTION

ENTRANCE
Top floor. Lift access. Entrance via hardwood door to:-

HALLWAY
Two ceiling lights. Intercom. Gas central heating radiator. Door to storage cupboard with hot water tank.

MASTER BEDROOM
9'10" x 12'11" (3.00 x 3.94)
Double glazed picture window. Vaulted ceiling. Four wall lights. TV and telephone points. Gas central heating radiator.

ENSUITE
White suite comprising WC, pedestal wash hand basin and corner shower. Full tiling to all walls. Chrome heated towel rail. Shaver point.

BEDROOM TWO
14'08" x 8'06" (4.47 x 2.59)
Double glazed picture window. Vaulted ceiling. Four wall lights. Gas central heating radiator. TV point.













BATHROOM
Three piece white suite comprising WC pedestal wash hand basin. Bath with shower over and shower screen. Full tiling to all walls. Chrome heated towel rail. Shaver point.

LOUNGE DINER
11'08" x 18'11" (3.56 x 5.77)
Double glazed window and double glazed French door leading to a sit out balcony with partial Marina views. TV and telephone points. Two gas central heating radiators. Vaulted ceiling. Four wall lights.

KITCHEN
9'04" x 5'10" (2.84 x 1.78)
Range of high gloss wall, base and drawer units with complimentary work top. Integrated dish washer and fridge freezer, space for washing machine. Stainless steel one and a half bowl sink with drainer and mixer tap. Stainless steel double oven. Four ring gas hob with glass splash back. Stainless steel extractor hood.







PARKING
Allocated surface parking.

LEASEHOLD
Lease term 125 years from 2007
Service charge £1576.72 pa
Ground rent £100 pa

COUNCIL TAX BAND E

ADDITIONAL INFORMATION
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric – YES - EON
Gas – YES - EON
Water – YES
Water – BILLED
Broadband – YES
Broadband Supplier -SKY

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