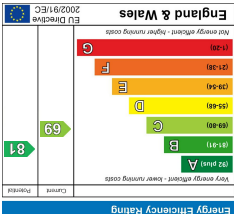
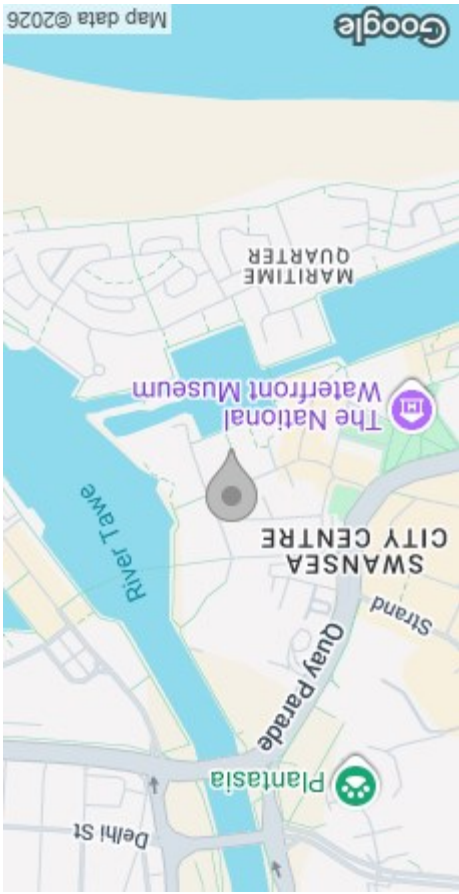


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



GENERAL INFORMATION

A well-presented first-floor apartment enjoying lovely marina views, ideally located within close proximity to the city centre and a wide range of cafés, bars and restaurants. The marina itself offers a picturesque setting, perfect for leisurely strolls or enjoying the vibrant waterfront lifestyle.

The accommodation briefly comprises an entrance hall, spacious lounge with Juliet balcony enjoying marina views, separate kitchen, two double bedrooms and a bathroom. The property further benefits from underground parking and is offered for sale with no ongoing chain.

This apartment presents an excellent opportunity for those looking to embrace a comfortable and stylish living experience in one of Swansea's most sought-after locations. Whether you are a first-time buyer or seeking a rental property, this apartment is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful space your new home.

FULL DESCRIPTION

ENTRANCE

Communal entrance with stairs to all floors. Property is situated on the top floor (second floor).

HALLWAY

Intercom. Electric heater. Door to cupboard housing hot water tank, water meter and shelving. Second door to storage cupboard with consumer unit.

BEDROOM TWO

9'6" x 7'11" (2.92 x 2.42)
Double glazed window with courtyard views. Electric heater. Fitted wardrobes and matching drawers and cupboard.

BATHROOM

6'8" x 6'0" (2.05 x 1.85)
Three piece suite comprising W.C, pedestal wash hand basin and bath with shower over and shower screen with full height tiling. Double glazed obscure window. Heated towel rail. Wall mounted Dimplex heater.



BEDROOM ONE

13'10" to (to wardrobes) x 9'1" (4.23 to (to wardrobes) x 2.79)
Double glazed window with Marina views. Electric heater. Fitted wardrobes with matching dressing table, drawers and cupboard.

LOUNGE

14'10" x 14'5" (4.537 x 4.403)
Double glazed window and French doors leading to a Juliet balcony with Marina views. TV and telephone points. Electric heater. Door to;

KITCHEN DINER

15'5" x 8'4" (4.724 x 2.562)
Range of solid wood wall, base and drawer units with complimentary work top over and tiled splashback above. Stainless steel sink with drainer and mixer tap. Space for washing machine. Integrated dishwasher and freezer. Stainless steel oven. Ceramic hob with stainless steel extractor hood above. Double glazed window with courtyard views. Feature porthole window.

PARKING

Allocated underground parking. Number 5

TENURE

Leasehold
Lease term - 125 years from 25 March 1993, 91 years remaining
Service charge - £2252.80 pa
Ground rent - 100.00 pa

UTILITIES

Electric - Yes
Gas - No
Water - Metered
Broadband - Not connected
You are advised to refer to com checker for mobile signal and coverage

EPC RATING C

COUNCIL TAX BAND D

