



26 Ferrara Square

Maritime Quarter Marina, Swansea, SA1 1UW

Asking Price £127,500



FULL DESCRIPTION

ENTRANCE

Second floor. Stairs to all floors.

Entrance via hardwood door with letter box to vestibule with a further door to:

HALLWAY

Intercom. Gas central heating radiator. Door to storage cupboard. Laminate flooring throughout.

BEDROOM

11'8" x 8'5" (3.57 x 2.58)

Two double-glazed windows with partial Marina views. Fitted wardrobes with sliding mirrored doors. Gas central heating radiators.

LOUNGE

11'11" x 9'10" (3.63 x 3.00)

Two double-glazed windows with partial Marina views. Gas central heating radiator. TV point. Wall mounted thermostat for heating.

KITCHEN

Part tiled walls. Electric cooker hob and oven. Stainless steel sink with drainer mixer tap. Wood effect complementary work surface. Space for fridge freezer and washing machine. Gas central heating radiator. Door to storage.

BATHROOM

Three piece white suite comprising W.C. pedestal wash hand basin and bath. Shaver point. GCH radiator with towel rail. Double-glazed obscure window.

PARKING

Allocated surface parking space.

TENURE

Leasehold

Lease Term 147 years remaining

Service Charge £2099 PA

Ground rent £100 pa

No Chain

COUNCIL TAX BAND D

EPC RATING C

UTILITIES

Electric - Yes

Gas - Yes

Water - Metered

Broadband - Not connected

You are advised to refer to Ofcom checker for mobile signal and coverage.

AREA MAP



FLOOR PLANS

SECOND FLOOR



1100

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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