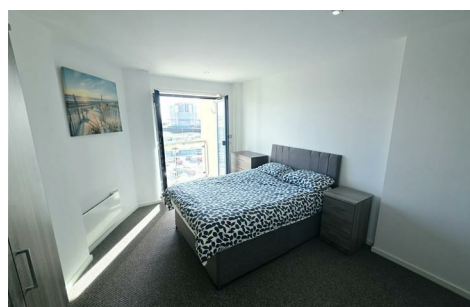




## 81 South Quay

Kings Road, Swansea, SA1 8AJ

**£185,000**



## FULL DESCRIPTION

### ENTRANCE

Block 2. Level 6. Lift access

### HALLWAY

Skimmed ceiling with down lights. Video entry system. Electric heating. Carpet. Door to cupboard housing hot water tank and plumbing for washer dryer.

### LOUNGE DINER

18'11" (narrow to 11'04") x 16'08" (narrow to 14' (5.77 (narrow to 3.45) x 5.08 (narrow to 4.50))

Double glazed window to side and double glazed french door with glazed side panel leading to a sit out decked balcony with views towards Swansea marina. Skimmed ceiling with down lights. Laminate floor. T. V, telephone and sky points. Electric heater.

### KITCHEN

Range of white gloss wall, base and drawer units with grey work top. Integrated fridge freezer and dishwasher. Stainless steel oven. Four ring ceramic hob with stainless steel splash back and chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Laminate floor. Skimmed ceiling with down lights.

### MASTER BEDROOM

12'9" approx x 11'1" approx (3.89 approx x 3.38 approx)

Double glazed french door leading to a sit out decked balcony with views towards Swansea Marina. Skimmed ceiling with down lights. Electric heater. Carpet. T. V and telephone points.

Door to;

### ENSUITE

White suite comprising W. C, pedestal wash hand basin and step in shower. Chrome heated towel rail. Tiled walls and floor. Skimmed ceiling with ceiling light.

### BEDROOM TWO

11'07" approx x 11'01" approx (3.53 approx x 3.38 approx)

Double glazed window. Skimmed ceiling with down lights. Carpet. Electric heater.

### PARKING

Allocated secure underground parking number 54

### TENURE

Lease term 150 years from 1 January 2005

Service charges £3480 pa approx

Review date: December 2023

Ground Rent £150 Per annum

Review date: January 2030

### COUNCIL TAX BAND E

### ADDITIONAL INFORMATION

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

Electric - YES

Gas - NO

Water - YES

Water - Billed

Broadband - no

We are advised by the Vendor that pets are not permitted in this development.

There is an EWS1 Certificate available (for mortgage purposes) for this property.

We are also advised that no holiday lets are permitted.

Total floor area - 50 Square metres

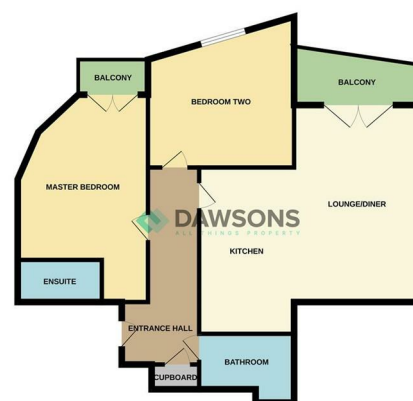
### EPC RATING B

## AREA MAP



## FLOOR PLANS

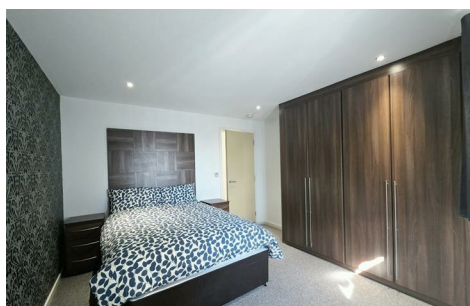
GROUND FLOOR



## EPC

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                             |
|---------------------------------------------|---|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                         |                                                                                       |
| (92 plus)                                   | A |                         |                                                                                       |
| (81-91)                                     | B | 85                      | 87                                                                                    |
| (69-80)                                     | C |                         |                                                                                       |
| (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 |  |

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

